

About This Report

The Building Overview Report delivers key building characteristics, scored for accuracy based on Verisk analytics, along with photos and aerial imagery of the building, and other important information related to the property including the location and the business operations.

Verisk leverages the ProMetrix database of site verified commercial properties to corroborate the accuracy of municipal tax assessor records.

Risk Id: **32 NC99 561845**

**990 N CHURCH ST
CHARLOTTE NC 28349-2256**

MECKLENBURG COUNTY

Last Update: **N/A**



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ASSESSMENT OF PROPERTY CHARACTERISTICS COLLECTED BY MUNICIPALITIES

Public record information on real property is available from most municipalities or counties in the United States. However key building characteristics in these records such as total square footage, construction type and number of stories vary widely in availability, precision and currency. In the Building Overview Report we help make the public records data more useful to you by intelligently assessing the precision of the data.

By comparing the buildings in the ProMetrix property database to the same buildings in the public records Verisk is able to develop unique metrics for each key building characteristic within each municipality or county. These metrics describe the confidence Verisk has in the accuracy of available public record information for buildings not currently in the ProMetrix property database.

The Assessment of Property Characteristics uses a Match Frequency model to represent the accuracy of building data collected by municipalities compared to building data collected by ISO Field Representatives.

Total Building Area

Total Building Area:	Gross Area
Reported Square Footage:	8680
Match Frequency (Square Footage Range +/-10%):	54%

Square Footage: The Verisk metric for square footage is expressed as a percentage of buildings for which the square footage information from the public records matched the square footage recorded by Verisk within +/- 10%. For example, a Match Frequency of 90% indicates that in 90% of the buildings found in both the ProMetrix database and in that municipality's public records, the public record square footage was within +/-10% of the square footage in the ProMetrix.

Number of Stories

The Verisk metric for number of stories is expressed as the percentage of buildings where the number of stories reported in the public records database matched the number of stories in the ProMetrix database. For example, a Match Frequency of 82% indicates that in comparing the same buildings in the public records databases and the ProMetrix database, the number of stories in the separate databases were identical in 82% of the cases.

Reported Number of Stories:	1
Match Frequency:	92%

Construction Type To ISO Construction Class

Reported Construction Type	Equivalent ISO Construction Class	Match Frequency
Frame	1 - Frame	84%

In comparison to standard ISO construction classes, municipalities describe construction in their public records in relatively broad terms, such as "masonry", "frame", "steel", etc. The Verisk metric for construction type is expressed as the construction type in the percentage of buildings in the ProMetrix database that matched the construction type in the public records. Since one reported construction type in the public records might match multiple ISO construction classes, we typically show the percentages for more than one ISO construction class. For example, in a municipality where the public record's Construction Type is "Steel" and the corresponding ISO construction classes are "3 - Non-Combustible 43%" and "4 - Masonry Non-Combustible 29%", we found that in 43% of the buildings for which the municipal public records showed "Steel" as the construction type, the same buildings in the ProMetrix database showed an ISO class 3, Non-Combustible, and 29% showed an ISO class 4, Masonry Non-Combustible.

PHOTOS



Overhead

9/16/2014



North

9/16/2014

White Border Is The Parcel Boundary Of The Property



East

9/17/2014



South

9/16/2014



West

9/16/2014

PROPERTY CHARACTERISTICS

PROPERTY CHARACTERISTICS REPORT

Owner Information

Owner Name:	UNITED EGGLESON HOLDINGS L L C
Mailing Address:	1888011 KAREN DR, ENCINO,CA 91316-1771
Phone Number:	N/A
Vesting Codes:	N/A

LOCATION INFORMATION

Legal Description:	N/A
County:	MECKLENBURG
Census Tract/Block:	320030053.277722
Township-Range-Sect:	N/A
Legal Book/Page:	N/A
Tract#:	N/A
School District:	N/A
Munic/Township:	N/A
Assessor's Parcel Number:	178-16-414-00912
Alternate Assessor's Parcel No.:	N/A
Subdivision:	LAKE WILLARDVILLE COML CENTER
Legal Lot:	N/A
Legal Block:	N/A
Market Area:	N/A
Neighbor Code:	N/A

LAST MARKET SALE INFORMATION

Recording - Sale Date:	06/25/2010
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Sale Price:	\$1,050,000.00
Sale Type:	Full Amount on Deed
Document #:	N/A
Deed Type:	N/A
Transfer Document #:	2010062500032950
New Construction:	N/A
Multi/Split Sale:	N/A
Cash Down Payment:	N/A
Title Company:	N/A
Lender:	N/A
Seller Name:	CSMC 2006-C5 HENDVICKERSONVILLE RETAIL LLC,
1st Mtg Amount/Type:	N/A
1st Mtg Int. Rate/Type:	0
1st Mtg Term:	N/A
1st Mtg Document #:	N/A
2nd Mtg Amount/Type:	N/A
2nd Mtg Rate/Type:	N/A
2nd Mtg Term:	N/A
Price Per Sq Ft:	N/A
Stamps Amount:	N/A

PRIOR SALE INFORMATION

Prior Rec - Sale Date:	10/29/2009
Prior Sale Price:	\$1,100,002.00
Prior Sale Type:	Full Amount on Deed
Prior Document #:	2009102903003657
Prior Deed Type:	CR
Prior Lender:	N/A
Prior 1st Mtg Amt - Type:	N/A
Prior 1st Int Rate - Type:	0
Prior Stamps Amount:	N/A

SITE INFORMATION

Acres:	N/A
State Use:	N/A
Usable Lot:	N/A
Lot Shape:	N/A
Bldg Width/Depth:	N/A
Building Class:	N/A
County Use:	Neighborhood: Shopping Center, Strip Center, Enterprise Zone
Lot Width/Depth:	N/A
Sewer Type:	N/A
Topography:	N/A
Water Type:	N/A
Water District:	N/A
Lot Area:	24394

Site Influence:	N/A
Res/Comm Units:	0
# of Buildings:	0
Zoning:	N/A

TAX INFORMATION

Total Value:	\$262,483.00
Land Value:	\$106,455.00
Improvement Value:	\$156,028.00
Total Taxable Value:	N/A
Market Value:	\$749,951.00
Assessed Year:	2014
Improve %:	59%
District:	HEND
Fire District:	N/A
Garbage District:	N/A
Property Tax:	N/A
Tax Area:	N/A
Tax Year:	2014
Tax Exemption:	N/A
Equal Rate:	N/A

PROPERTY CHARACTERISTICS

Gross Area:	8680
Living Area:	N/A
Total Adjustment Area:	N/A
Ground Floor Area:	N/A
Main Level Area:	N/A
Base Area:	N/A
Upper Area:	N/A
Second Floor Area:	N/A
Third Floor Area:	N/A
Rentable Area:	N/A
Addition Area:	N/A
Total Rooms:	0
Bedrooms:	0
Bath(F/H):	0
Total Baths/Fixture:	N/A
Year Built/Eff:	2005
Fireplace:	N/A
Stories:	1
ParkingType:	Paved
Garage Area:	N/A
Garage Two Area:	N/A
Garage Capacity:	N/A
Parking Spaces:	88

Carport Area:	N/A
Basement Area:	N/A
Finish Basement Area:	N/A
Basement Type:	N/A
Attic Type:	N/A
Porch Type:	N/A
Porch One Area:	N/A
Porch Two Area:	N/A
Patio Type:	N/A
Pool:	N/A
Pool Area:	N/A
Construction:	Frame
Heat Type:	Heat Pump
Heat Fuel:	N/A
Parcel Fuel:	N/A
ExteriorWall:	Stucco
Interior Wall:	N/A
Foundation:	N/A
Air Conditioner:	N/A
Roof Type:	N/A
Roof Shape:	N/A
Roof Frame:	N/A
Roof Material:	N/A
Floor Type:	N/A
Floor Cover:	N/A
Style:	N/A
Quality:	N/A
Condition:	N/A
Basement Description:	N/A
Other Rooms:	N/A
Other Improvements:	N/A
Building Comments:	N/A
Parcel Comments:	N/A

DETAILED LOCATION® DATA

PUBLIC PROTECTION CLASSIFICATION

Public Protection Class: **2**

ISO conducts detailed on-site assessments of municipal fire-protection capabilities and collects information for more than 45,000 fire districts across the United States. ISO then analyzes the relevant data and assigns a PPC from 1 to 10. Class 1 represents exemplary public protection, and Class 10 indicates that the area's fire-suppression program does not meet ISO's minimum evaluation criteria.

TERRITORY CODES

ISO Commercial Territory Code: 020

ISO Group II Zone - Commercial: N/A

ISO Commercial Auto Territory Code: 109

BUILDING CODE EFFECTIVENESS GRADING SCHEDULE (BCEGS®) - COMMERCIAL

Year	Jurisdiction	BCEGS Grade
1998	MECKLENBURG	04
2001	MECKLENBURG	03
2004	MECKLENBURG	03
2014	MECKLENBURG	02

WIND - DETAILED

Not Found.

CRIME INFORMATION - COMMERCIAL

LOCATION® CAP Index® crime information helps you identify the potential risk of personal and commercial crimes for specific addresses anywhere in the United States. The reports reflect past, current, and forecasted crime indices for ten crime types, as well as an overall crime-risk score.

Crime scores are based on crimes reported in an area surrounding the risk. For personal crime scores, the area analyzed extends out one mile from the risk or - in densely populated areas - the distance required to include a population of 25,000. For commercial crime scores, the area analyzed extends out three miles from the risk location or the distance required to include a population of 100,000.

LOCATION® CAP Index® compares a location's potential risk of crime against the national average and then uses a scale — from 1 (safest) to 10 (worst) — to rank that location's scores. The scores are scaled so that a value of 5 is equal to the national average. Scores greater than 5 represent above-average predicted crime risks, while scores less than 5 indicate below-average risks.

Aggregate Crime Scores	Current	Past	Forecasted
CAP Index® <i>Weighted average of the homicide, rape, and robbery scores. We emphasize these three crimes because, in a business environment, they pose the greatest danger to employees and customers.</i>	5	5	5
Aggregate Crimes Against Person <i>This score represents a weighted average of homicide, rape, robbery, and aggravated assault.</i>	5	5	5
Aggregate Crimes Against Property <i>This score represents a weighted average of burglary, larceny, and motor vehicle theft.</i>	5	5	5

Individual Crime Scores	Current	Past	Forecasted
Arson	5	5	5
Auto Theft	5	5	6
Robbery	5	5	5
Aggravated Assault	6	6	6
Burglary	6	5	7
Homicide	4	4	4
Rape	5	5	5
Larceny	5	4	5

-
- Class 1 Less than 1/5 of the national average*

 - Class 2 1/5 to 1/4 of the national average*

 - Class 3 1/4 to 1/3 of the national average*

 - Class 4 1/3 to 1/2 of the national average*

 - Class 5 1/2 to 1 times the national average (midpoint)*

 - Class 6 1 to 2 times the national average*

 - Class 7 2 to 3 times the national average*

 - Class 8 3 to 4 times the national average*

 - Class 9 4 to 5 times the national average*

 - Class 10 More than 5 times the national average*

BUSINESSES AT ADDRESS

Number of Businesses at Address: **5**

BODY AND SOUL HEAT

Business Address: **990 N CHURCH ST #1, CHARLOTTE NC 28345-2256**
Contact: **N/A**
Title: **N/A**
Phone: **(702) 555-6939**
Web Address: **thetantan.com**
Sales Volume (\$): **1,000 - 499,000**
Total Employees: **5 - 9**
Primary Business / SIC: **TANNING SALONS / 729944**
NAICS: **81219910**

PARADISEVILLE SALON & DAY SPA

Business Address: 990 N CHURCH ST #2, CHARLOTTE NC 28345-2256
Contact: N/A
Title: N/A
Phone: (702) 555-7983
Web Address: N/A
Sales Volume (\$): 1,000 - 499,000
Total Employees: 5 - 9
Primary Business / SIC: BEAUTY SALONS / 723106
NAICS: 81211202

EAST WILLARD COASTAL EATS

Business Address: 990 N CHURCH ST #3, CHARLOTTE NC 28345-2256
Contact: N/A
Title: N/A
Phone: (702) 555-4444
Web Address: N/A
Sales Volume (\$): 500,000 - 999,000
Total Employees: 5 - 9
Primary Business / SIC: RESTAURANTS / 581208
NAICS: 72251117

PEDI EYEBROWS R US

Business Address: 990 N CHURCH ST #4, CHARLOTTE NC 28345-2256
Contact: N/A
Title: N/A
Phone: (702) 555-2769
Web Address: N/A
Sales Volume (\$): 1,000 - 499,000
Total Employees: 1 - 4
Primary Business / SIC: BEAUTY SALONS / 723106
NAICS: 81211202

OTHER BUSINESSES AT ADDRESS

SUNFLOWER CLEANERS

Data provided by infogroup®

POLICY#/INSURED: 5432167890-AX2015

ORDERED BY: INSURANCE SERVICES OFFICE - ISO MARKETING SUPPORT (S. RAMAMURTHY)

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