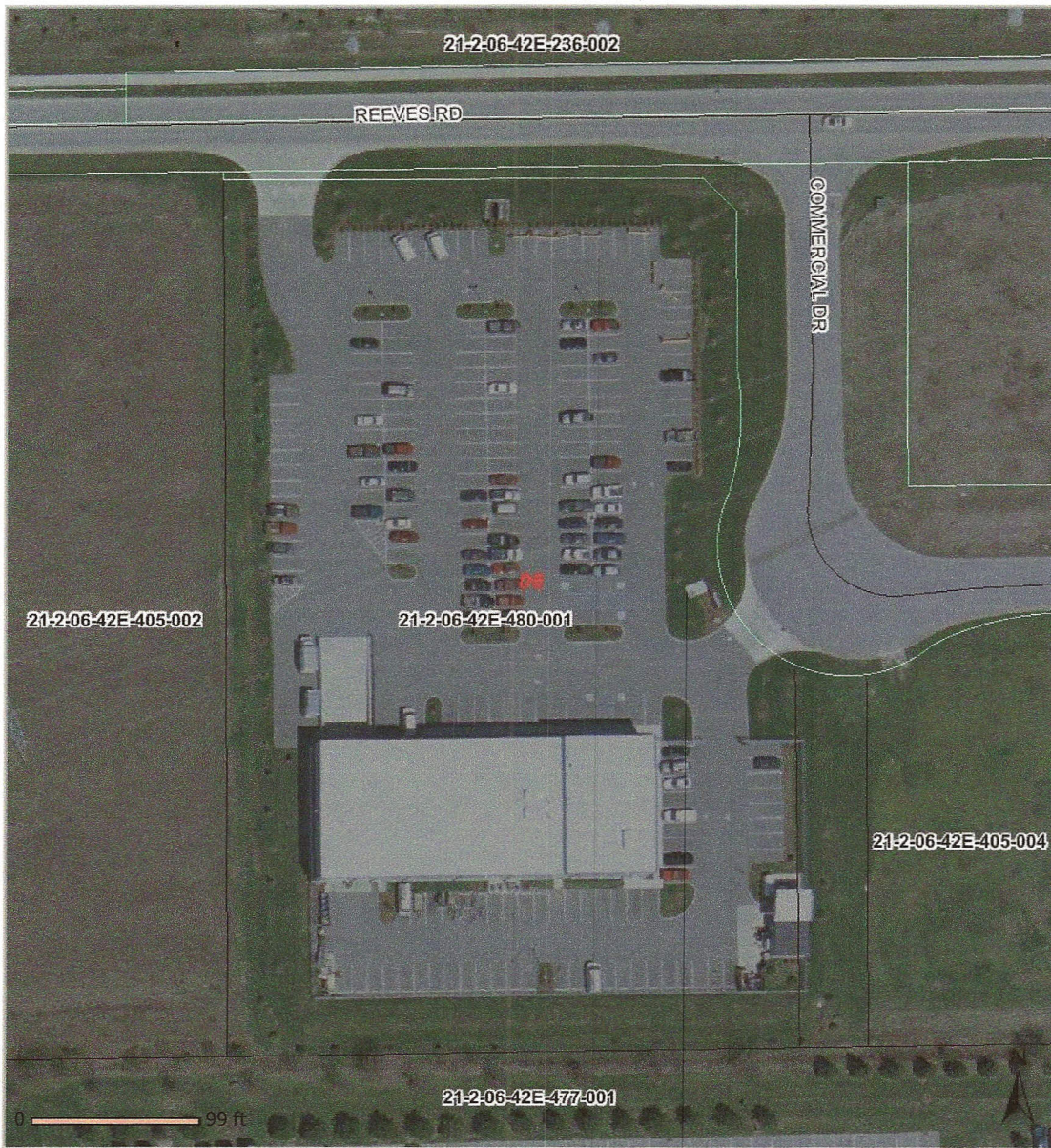


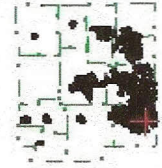
**TRENT ELECTRIC
2551 COMMERCIAL DR.
PLAINFIELD, IN**



Date Created: 7/13/2010
Map Scale: 1 in = 99 ft



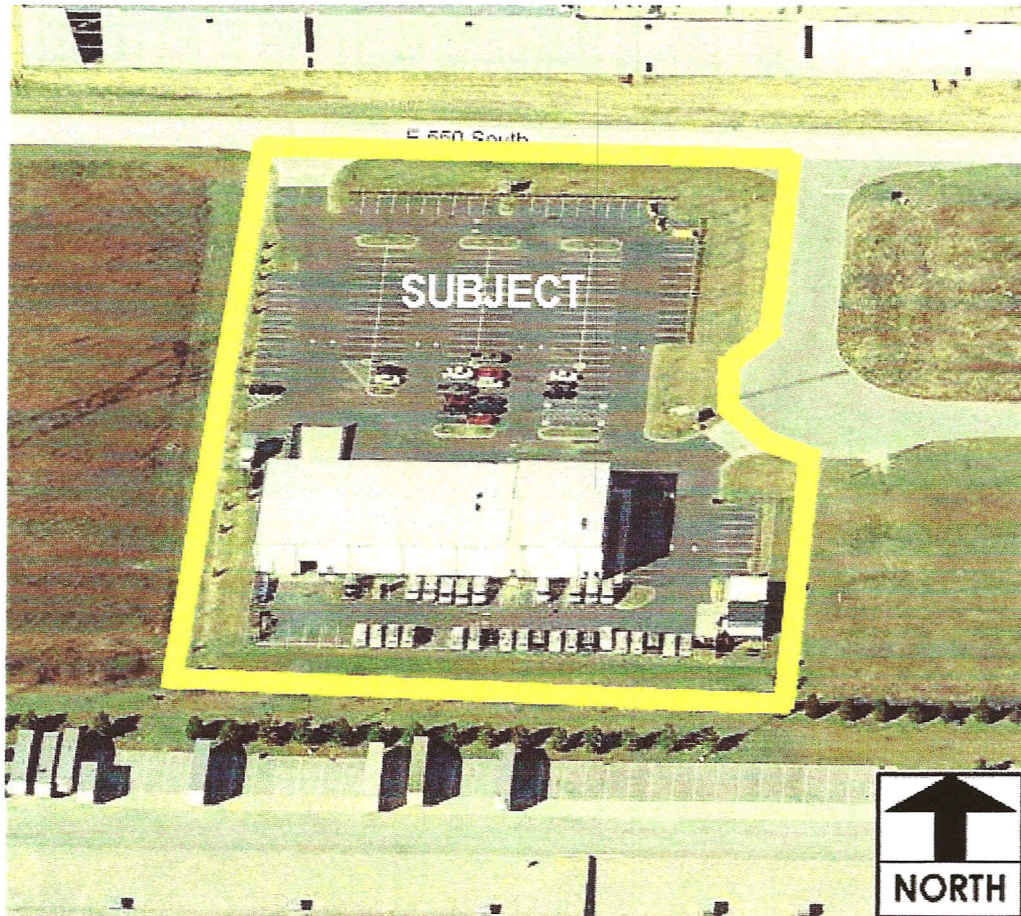
Overview



Legend

- Corporate Limits
- AMO
- AVON
- BROWNSBURG
- CLAYTON
- COATESVILLE
- DANVILLE
- JAMESTOWN
- LIZTON
- NORTH SALEM
- PITTSBORO
- PITTSBORO-BROWN
- PLAINFIELD
- STILESVILLE
- Townships
- Sections
- Parcels
- ROW
- ROW
- row
- Road Centerlines

Last Data Upload: 7/13/2010 6:09:26 AM



BIRD'S EYE VIEW

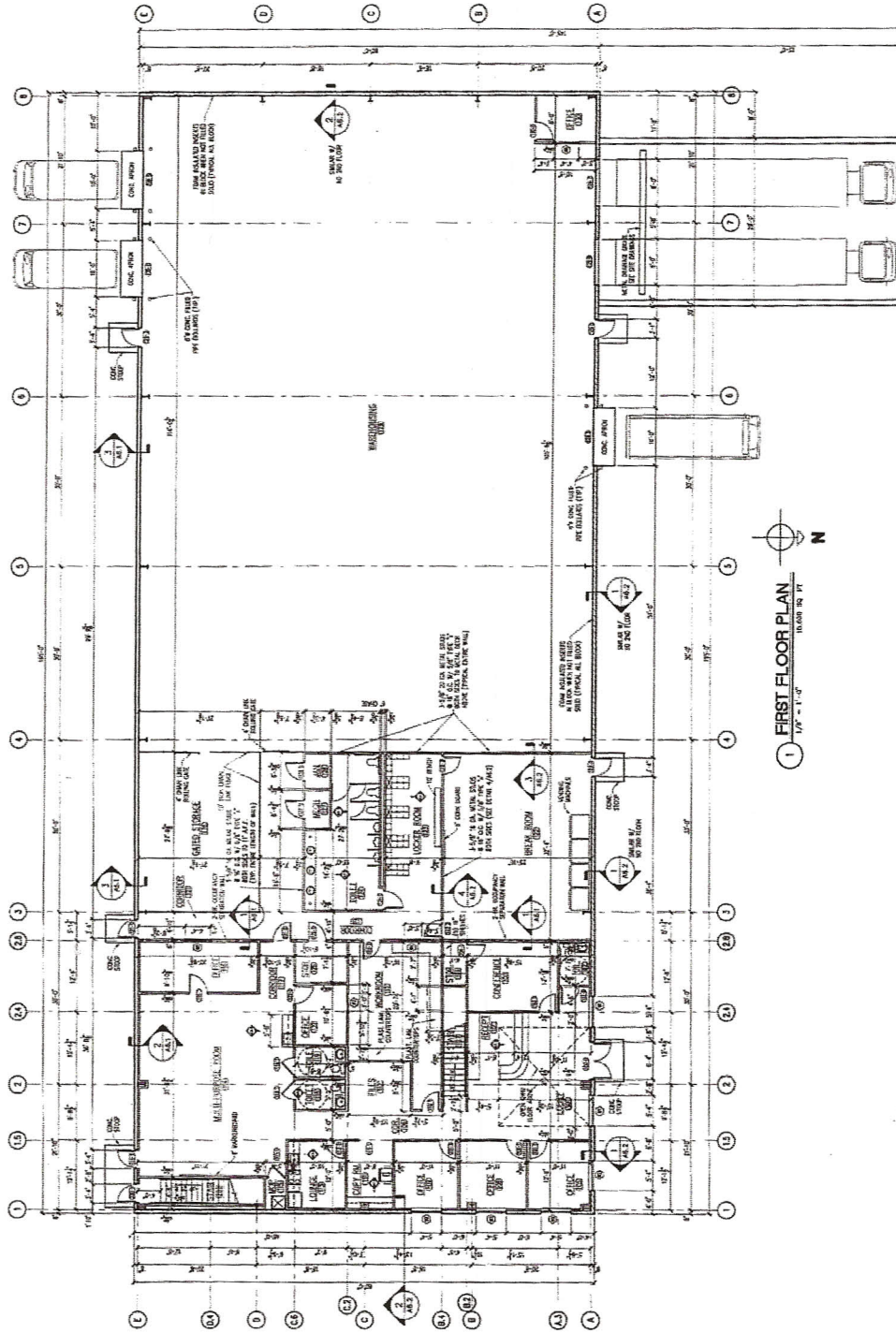
CONSTRUCTION DETAILS

	Office/Warehouse	Mechanical Building
Foundation	Poured 4" to 6" concrete slab.	Poured 4" concrete slab.
Structural Frame	Combination steel frame and concrete block.	Concrete block
Exterior Walls	Concrete block and 26 gauge metal wall panels.	Mix of smooth finish and split face concrete block.
Windows	Mix of sliding thermopane windows and anodized and insulated windows in fixed aluminum frames.	One 1" insulated storefront window.
Roof	24 gauge metal roofing panels over vinyl faced batt insulation and metal roof purlins.	Metal roofing panels over steel joists.
Ceiling Height	Eave height of 22 to 24 feet.	Eave height of 10 feet.
Clear Height (in feet)	22 feet.	9 feet.
Dock Height Loading Doors	Two loading docks with bumpers, levelers, and 8' x 8' metal OH doors with glass inserts located along the building's south elevation.	None.
Drive-in Doors	Three 10' x 12' metal overhead doors with glass inserts along the north and south elevations.	None.
Office Area	Approximately 9,305 square feet or 47% of GBA.	None.
Reception Area	Approximately 450 square feet. Finished with carpeting, painted drywall, a partial drop ceiling with acoustical ceiling tiles and recessed lighting, and a partial cathedral ceiling with suspended light fixtures.	
Offices	Typical finishes include carpeting and painted drywall, drop ceiling with 2' x 4' acoustical ceiling tiles, and fluorescent light fixtures.	
Showroom	Approximately 240 square feet. Finished with carpeting, painted drywall, and a drop ceiling with 2' x 4' acoustical ceiling tiles and fluorescent light fixtures.	
Employee Lounge	Approximately 120 square feet. Finished with vinyl tile, painted drywall, laminate base and wall cabinets, refrigerator, range/oven, microwave, and single bowl stainless steel sink.	
Conference Room	Approximately 190 square feet. Finished with carpeting, painted drywall, and a drop ceiling with 2' x 4' acoustical ceiling tiles and fluorescent light fixtures.	
Rest Rooms	Total of six restrooms. Typical fixtures include vinyl flooring, painted drywall, drop ceiling with fluorescent lighting, wall-hung sinks, and urinals/low tank water closets with metal privacy panels.	
HVAC	Carrier air handlers for the office area HVAC and gas-fired suspended 100,000 BTUH input unit heaters in the warehouse area.	
Hot Water	Gas-fired hot water heater with 50-gallon capacity.	
Sprinklers	100% wet sprinkler system.	

OCCUPANCY STATUS

The property is 100.0% owner occupied. The following table provides a summary of gross building area for the subject's two buildings.

LOCATIONS AND OCCUPANCY	
Location	Gross Building Area
Office/Warehouse	19,440
Equipment Building	400
TOTAL	19,840



FLOOR PLAN- FIRST FLOOR

HENDRICKS COUNTY TAX REPORT

TaxID #: 2120642E480001

Tax Code/District: 012 / Plainfield Town

StateID#: 321606480001000012

Property Information

Property Address	2551 COMMERCIAL DR Plainfield 46168-8014		
Township	Guilford	Parcel Num	2120642E480001
Year Built	0	Acreage	3.71
Land Type (1) / Code	Comm & Ind - Primary / 11	Parcel Frontage 1 / Frontage 2	0 / 0
Land Type (2) / Code	Comm & Ind - Undevel Useable / 13	Parcel Depth 1 / Depth 2	0 / 0
Property Use / Code	Industrial Warehouse / 350	Lot Size	3.71

Owner/Taxpayer Information

Owner: SBR ENTERPRISES LLC
 Owner Address: 0 PO BOX 898 Plainfield IN 46168-0898
 Tax Mailing Address: PO Box 898 Plainfield IN 46168-0898

Market Values / Taxes

Assessed Value Land:	\$302,400	Gross Assessed Value:	\$1,354,100.00
Assd Val Improvements:	\$1,051,700	Total Deductions:	\$683,610
Total Assessed Value:	\$1,354,100	Net Assessed Value:	\$670,490
Net Sale Price:	\$0	Semi-Annual Storm & Solid Waste:	\$0.00
Last Record Change:	09/08/2010	Semi-Annual Stormwater:	\$0.00
Assessment Date:	01/01/2009	Semi-Annual Tax Amount:	\$8,294.96
Tax Year Due & Payab:	2010	Fips Code:	18063

Exemptions

Homestead	\$0.00	Old Age	\$0.00
Veteran Total Disability	\$0.00	Mortgage	\$0.00
Other/Supplemental	\$683,610.00		

Detailed Dwelling Characteristics

Living Area	0	Garage 1 Area	0
Level 1 Area	0	Garage 1 Desc.	
Level 2 Area	0	Garage 2 Area	0
Level 3 Area	0	Garage 2 Desc.	
Level 4 Area	0	Garage 3 Area	0
Half Story Finished Area	0	Garage 3 Desc.	
Loft Area	0	Intgrl. Garage Area	0
Rec Room Area	0	Intgrl. Garage Desc.	
Enclosed Porch Area	0	Crawl Space Area	0
Attic Area	0	Basement Area	0
Finished Attic Area	0	Finished Bsmt. Area	0
Unfinished Attic Area	0	Unfinished Bsmt. Area	0

Legal Description

Legal Description: Lot 3 Reeves Road Industrial Park 3.708ac came from 21-2-06-42E 405-003

Data Import Date: 10/05/2010

Information is Believed To Be Accurate But Not Guaranteed

MIBOR

Report Date: Saturday, October 30, 2010 01:14 PM

Real estate tax assessments are administered by Hendricks County and are estimated by jurisdiction on a township basis for the subject. The property is located in Guilford Township, within the Town of Plainfield. The assessed values are based upon the current conversion assessment rate of 100% of Assessor's market value.

Real estate taxes and assessments for the 2006 pay 2007 tax year are shown in the following table. Rates for 2007 pay 2008 have not yet been released by the Indiana Department of Local Government Finance (DLGF).

TAXES AND ASSESSMENTS - 2006 pay 2007						
Tax ID	Assessed Value			Taxes and Assessments		
	Land	Improvements	Total	Ad Valorem	Taxes	Total*
21-2-06-42E-480-001	\$175,900	\$1,006,000	\$1,181,900	2.25166%	\$3,961	\$3,961
Total	\$175,900	\$1,006,000	\$1,181,900		\$3,961	\$3,961

*A 100% abatement has been applied to the assessed value for the improvements.

The Hendricks County Assessor's office has confirmed that 100% abatement has been applied to the assessment for the improvements, which effectively reduces the corresponding tax burden to \$3,961. Without the abatement, the corresponding real estate tax burden would be \$26,612. The Hendricks County Auditor's office has been unable to locate the original abatement agreement, but anticipates a 10 year term and an expiration year of 2016.

Assuming a 10-year abatement term, current assessed values, and an annual 5% growth in the net tax rate, our projections of future real estate taxes for the subject would be as follows:

REAL ESTATE TAX ABATEMENT ANALYSIS									
Assumptions:									
Net Tax Rate per \$100 Assessed Value									\$0.022517
Net Tax Rate Growth/Annum									5.00%
Land Assessment									\$175,900
Improvement Assessment									\$1,006,000
Total Assessed Value									\$1,181,900
Tax Year	Abatement Period	Net Tax Rate	Est. Market Rate Taxes	Land Assessment	Improv. Assessment	Improvement Abatement	Adj. Total Assess.	Adj. Taxes	Adj. Taxes per SF
2006 P 2007	1	\$0.022517	\$26,612	\$175,900	\$1,006,000	100.00%	\$175,900	\$3,961	\$0.20
2007 P 2008	2	\$0.023642	\$27,943	\$175,900	\$1,006,000	90.00%	\$276,500	\$6,537	\$0.33
2008 P 2009	3	\$0.024825	\$29,340	\$175,900	\$1,006,000	80.0%	\$377,100	\$9,361	\$0.47
2009 P 2010	4	\$0.026066	\$30,807	\$175,900	\$1,006,000	70.0%	\$477,700	\$12,452	\$0.63
2010 P 2011	5	\$0.027369	\$32,348	\$175,900	\$1,006,000	60.0%	\$578,300	\$15,828	\$0.80
2011 P 2012	6	\$0.028738	\$33,965	\$175,900	\$1,006,000	50.0%	\$678,900	\$19,510	\$0.98
2012 P 2013	7	\$0.030174	\$35,663	\$175,900	\$1,006,000	40.0%	\$779,500	\$23,521	\$1.19
2013 P 2014	8	\$0.031683	\$37,446	\$175,900	\$1,006,000	30.0%	\$880,100	\$27,884	\$1.41
2014 P 2015	9	\$0.033267	\$39,319	\$175,900	\$1,006,000	20.0%	\$980,700	\$32,625	\$1.64
2015 P 2016	10	\$0.034931	\$41,285	\$175,900	\$1,006,000	10.0%	\$1,081,300	\$37,771	\$1.90
2016 P 2017	11	\$0.036677	\$43,349	\$175,900	\$1,006,000	0.0%	\$1,181,900	\$43,349	\$2.18
2017 P 2018	12	\$0.038511	\$45,516	\$175,900	\$1,006,000	0.0%	\$1,181,900	\$45,516	\$2.29
			\$396,980					\$274,354	