

WILLIAM R. MORGAN CO

REAL ESTATE APPRAISER & CONSULTANT

July 20, 2011

Mr. Nick Kalashnik
TOP AUTOMOTIVE
4824 Indian Trail-Unionville Rd, Ste C
Indian Trail, NC 28079

Via email: topautomotiveinc@gmail.com

Mr. Kalashnik:

In keeping with our conversation, I have inspected the property located at 4824 Unionville-Indian Trail Rd, Ste C in Indian Trail, NC. Said property is a 1,000 SF rental bay (office/storage “flex”) located within a complex of three buildings totaling 31,500 SF. More specifically, the subject property, 4824 “c”, is in a 10,000 SF building housing four tenants. Construction is steel/metal skin with the 31,500 SF complex housed on four acres. Density calculation is 5.53:1, land:building, which is typical. The scope of this consultation and analysis entails an exterior and interior inspection of the subject building. The function of this analysis is to determine if the proposed use of the structure (subject rental bay) as an auto dealer operation affects the value of the neighboring properties. The client is stated as Nick Kalashnik, D/B/A Top Automotive, and the intended use is for the client’s compliance to the City (Indian Trail) standards. The effective date of the consultation is July 20, 2011.

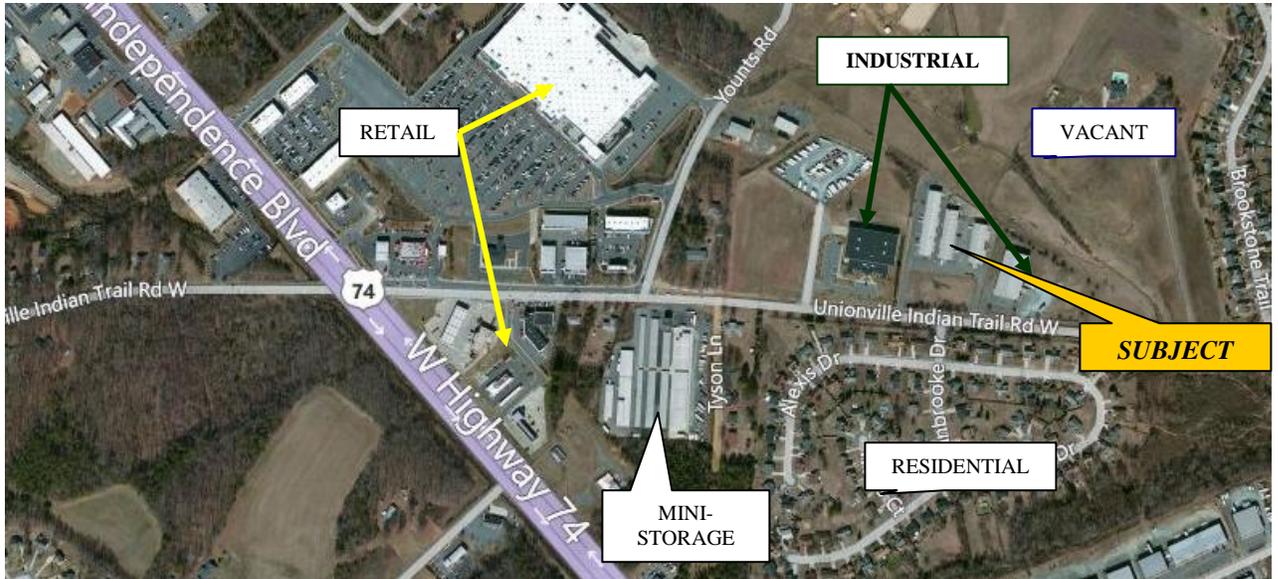


SITE PLAN

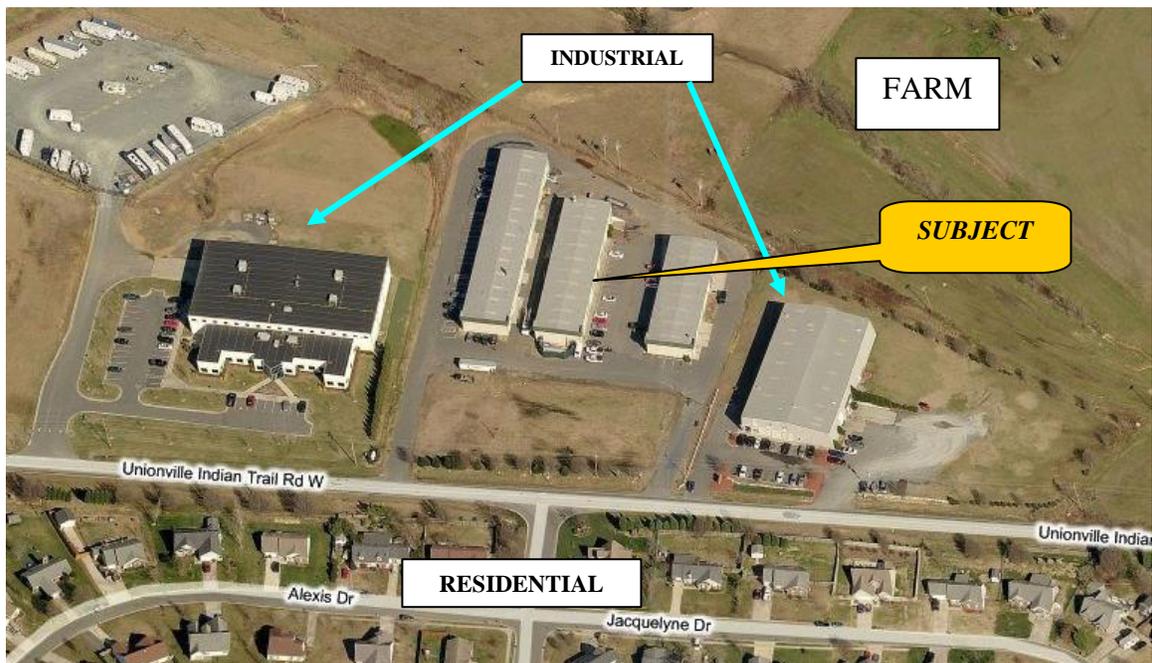


AERIAL PHOTO

The subject property is located in a industrial/flex office complex off Unionville-Indian Trail Road just north of its junction with US Hwy 74. Said complex serves various service-type properties, small office, tool/machine shop, and general storage. Typical finish is steel construction with metal skin with parking in front of each building and overhead door access via an alley between each building. This general location finds a mix of farm land, general retail, office/industrial, mini-storage, and residential utility with more “retail” oriented properties along the US Hwy 74 corridor.



NEIGHBORHOOD



GENERAL AREA VIEW



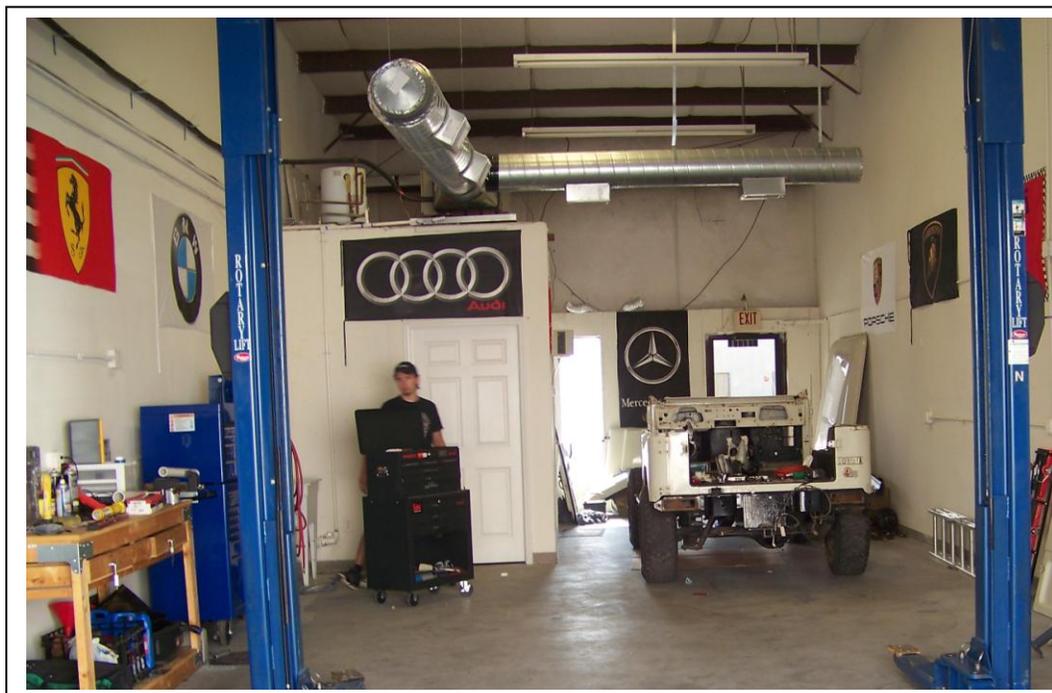
SUBJECT VIEW OF COMPLEX



VIEW OF SUBJECT UNIT



VIEW OF “ALLEY” ACCESS TO STORAGE



TYPICAL INTERIOR VIEW

The subject property in question is an interior unit of a four-tenant bay building. The total complex of 31,500 SF has 70 parking spaces. The subject building of 10,000 SF has 21 designated parking spaces. Located on four acres, the property is zoned RBD – Regional Business District.

Totaling 1,000 SF, this office-warehouse unit is occupied as an office (10%) with the balance serving auto repair/maintenance as originally leased. The proposed use finds the owner, Top Automotive, becoming a “dealer” and desiring to sell cars from the subject. Having discussed the proposed use with client, there will be no maintenance, no noise, no smoke outside of the confines of the building. The client is proposing to utilize five parking spaces for his parking of ‘autos for sale’ and has made this request to his landlord. Said operation as a small dealer (less than five cars) will have minimum exposure to Unionville-Indian Trail Road. While this appraiser isn’t aware of “assigned parking” per unit, the client-landlord arrangement is outside the scope of this analysis and *is assumed to be permissible* by said landlord/complex..

The proposed use as office/storage/dealer with parking requirements for no more than five automobiles for this “Unit C” space for the purpose of selling said automobiles is not deemed to have any detrimental effect nor diminution in value to the surrounding properties. Adjacent tenants finds an HVAC Contractor and a “personal fitness/gym” tenant.

Sincerely,



WR Morgan, MAI



CERTIFICATION

I certify that, to the best of my knowledge and belief,...

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective biases in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.
- I have made a cursory exterior and interior inspection of the subject site.
- I am a State-Certified General Real Estate Appraiser, # A1776.
- No one other than those signing this report provided significant professional assistance.

Disclosure of the contents of this consultation report is governed by the By-Laws and Regulations of the Appraisal Institute and the Appraisal Foundation.



William R. Morgan, MAI

A handwritten signature in cursive script that reads "WR Morgan".

INVOICE: NICK KALASHNIK

DATE: 7/20/2011

TO:

NICK KALASHNIK
TOP AUTOMOTIVE
4824 UNIONVILLE-INDIAN TRAIL ROAD
INDIAN TRAIL, NC

FOR APPRAISAL/CONSULTATION SERVICES:

4824 UNIONVILLE-INDIAN TRAIL RD
SUITE C
INDIAN TRAIL, NC

FEE: \$ 150.00

PAID

REMIT TO:

BILL MORGAN
500 DEER CREEK DR
MATTHEWS, NC 28105

THANKS



WR MORGAN, MAI

