

VantagePoint - Commercial Property Inspection Report

Subject Description and Condition

Property Address	76-78 East 13th Street	City/State/Zip	PATERSON, NJ 07524
Describe the subject property, property type, observed current use, observed condition (repairs needed / visible damage), building amenities, parking, and Highest & Best Use.			

the subject is a 2 story mixed use building consisting of 1 retail store and 3 apartments.2 four room 2 br 1 bath apartments and one three bedroom 1 bath apartment. the subject is in average condition with no repairs needed .it is consistent with the other design/styles of housing that is built in the area.no unusual issues.there is street parking only and the subject is being used as its highest and best use as a mixed use building. the year built of subject is 1920 and the gla is 3104.the building has no other amenities.

Occupancy Observations

Property appears	Occupied	If property is multiple commercial units - % operating and open	
Business Type (NA if completely vacant)	Retail	Describe if Business Type is Other	

Locational Description

Describe the neighborhood and surrounding land uses (predominantly in the immediate area), and how the neighborhood conditions will affect the subject value and marketing.

area is a suburban mix of 1 and 2 and multi fams and commercial mix use,95 per cent built up.all amenities located within half mile.an occasional reo and short sale.no boardups.railroad tracks are one block away

Describe the property mix in the immediate area of the subject property.

property mix in area is mostly commercial,retail and mixed use buildings and some multi fams. not possible to photo rear of building due to location

Property Mix %

Residential SFR	5	Residential MF	15		
Commercial Retail	60	Commercial Trade	10	Commercial Office	10

Market Status

Describe market sales volume, value stability of the lack thereof, acceptance of the subject's property type, and overall potential for future growth.

sales volume is brisk in area for the mix use and multi fams and low volume for buildings that are 100 per cent commercial or business/owner operated as the mix use make better investment properties and 100 per cent commercial buildings do not.no future growth in area as area is almost 100 % built out.

Code Violation

Describe any code violations or the lack thereof.

no code violations were seen or known of at time of inspection

Subject Photos



Subject Front Photo



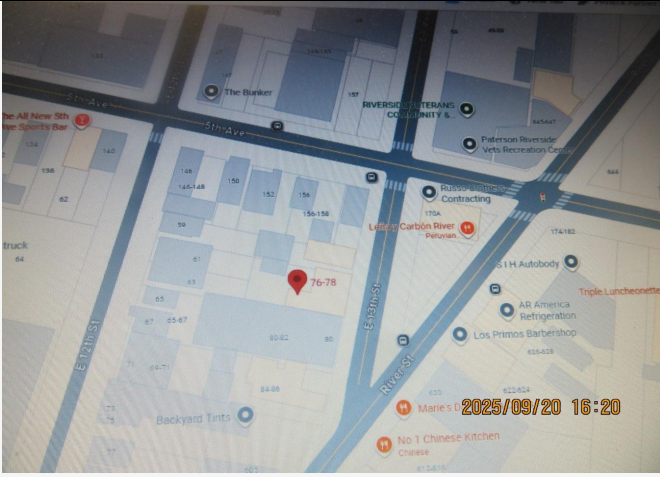
Subject Street Photo



Subject Address Photo

Subject Rear Photo

Additional Photos



aerial



aerial



street



right side



front view across street



front view across street



building on left side



left side



signage



right front



building on right



railroad trax 1 block away