

# BUILDING CONDITION ASSESSMENT

## Case Studies



Westerhaus Management (WM) is able to perform a Building Condition Assessment which protects your real estate investment. This assessment is for the peace of mind it will bring to the real estate investor in order to create negotiation leverage during the acquisition phase. WM will assemble a team of experienced professionals who will perform a BCA tailored for each assignment. In most cases, deficiencies found far exceed the cost of fees for performing an assessment. Representative case studies of BCAs performed by WM are as follows:

ADDRESS OR PROPERTY NAME	LOCATION	PROPERTY TYPE	BUILDING SF	\$\$ AMOUNT OF DEFICIENCIES IDENTIFIED
Caladium Shopping Center	Dallas, TX	Retail	33,000	\$27,500
Criterion Office Building	Irving, TX	Office	28,000	\$37,800
NCR Building	Arlington, TX	Industrial	58,000	\$19,000
Peco II, Inc.	Dallas, TX	Office/Warehouse	110,000	\$91,772
2727 Routh Street	Dallas, TX	Office	3,292	\$46,500
Basa Resources, Inc.	Dallas, TX	Office	12,528	\$55,150
Whispering Creek Retail Center	Victoria, TX	Retail	53,000	\$32,700
Wilson Furniture Building	Carrollton, TX	Office/Warehouse	56,000	\$109,775
BLO AHK Realty	Dallas, TX	Office	15,600	\$20,200
DART Manufacturing	Dallas, TX	Office/Warehouse	30,000	\$213,842
ET Wholesale	Dallas, TX	Office/Warehouse	99,750	\$80,654
Overseas Motors	Dallas, TX	Car Dealership	47,640	\$297,078
95 Gibbons Road	Sherman, TX	Industrial	115,120	\$218,850
Automotive Service Association	Bedford, TX	Office	14,468	\$142,900
1800 Shady Oaks Drive	Denton, TX	Office/Warehouse	20,283	\$28,750
17111 Waterview Parkway	Dallas, TX	Office	47,086	\$287,780
4500 Ratliff Lane	Addison, TX	Office/Warehouse	31,536	\$192,600
13845 Welch Road	Dallas, TX	Showroom/Warehouse	35,307	\$142,647
1111 Floyd Road	Richardson, TX	Medical Office	12,561	\$323,750
1350 Westpark Way	Eules, TX	Manufacturing	24,385	\$144,350
1701 Exchange Parkway	Waco, TX	Office/Warehouse	145,416	\$201,585
1901 West State Street	Garland, TX	Office/Warehouse	10,548	\$125,925
1235 West Trinity Mills	Carrollton, TX	Office/Warehouse	150,000	\$324,275
1101 Everman Parkway	Fort Worth, TX	Industrial	725,709	\$1,197,088
2050 Couch Drive	McKinney, TX	Industrial	52,720	\$686,200
1011 Surrey Lane, Building 100	Flower Mound, TX	Garden Office	12,395	\$25,798
Northgate Business Park	Garland, TX	Office/Warehouse	58,080	346,200
Methodist Southlake Hospital	Southlake, TX	Hospital	150,000	\$1,780,000
<b>Totals</b>			<b>2,152,424</b>	<b>\$7,200,669</b>