

IMPROVEMENTS DESCRIPTION AND ANALYSIS**OVERVIEW**

The subject is an existing retail property containing 8,556 square feet of gross leasable area. The improvements were constructed in 1999, and are currently owner-occupied as of the effective appraisal date. The site area is 2.336 acres, or 101,756 square feet.. The following description is based on our inspection of the property, discussions with the manager, and a review of DCAD records.

IMPROVEMENTS DESCRIPTION	
Name of Property	Firewater Bar & Grill
General Property Type	Retail
Property Sub Type	Restaurant: Full Service
Occupancy Type	Owner Occupied
Number of Buildings	1
Stories	2
Construction Class	D
Construction Type	Wood frame
Construction Quality	Good
Condition	Good
Gross Building Area (SF)	8,556
Gross Leasable Area (SF)	8,556
Land Area (SF)	101,756
Floor Area Ratio (GLA/Land SF)	0.08
Floor Area Ratio (GBA/Land SF)	0.08
Building Area Source	DCAD Records
Year Built	1999
Year Renovated	2008 (second-floor addition - partially finished)
Actual Age (Yrs.)	9
Estimated Effective Age (Yrs.)	9
Estimated Economic Life (Yrs.)	40
Remaining Economic Life (Yrs.)	31
Number of Parking Spaces	131
Parking Type	Surface (asphalt)
Parking Spaces/1,000 SF GLA	15.31

CONSTRUCTION DETAILS

Foundation	Concrete Slab
Structural Frame	Wood Frame
Exterior Walls	Primarily wood siding, with some painted CMU
Windows	Fenestration mostly along dining and "patio" dining areas.
Roof	Flat roofs
Interior Finishes	Primarily an "open" floorplan
Floors	Mostly wood flooring in dining areas; ceramic tile in entry and restrooms; 6"x 6" rubber floor in kitchen area.
Walls	Generally, wood paneling and/or finished sheetrock.
Ceilings	Mostly 2x4 suspended acoustical ceiling throughout dining and kitchen areas.
Lighting	Suspended and recessed incandescent lighting in dining areas; fluorescent lighting in kitchen and service areas.
HVAC	Central HVAC
Electrical	Assumed to meet code requirements
Plumbing	Assumed to meet code requirements
Walk-In Cooler	Yes
Rest Rooms	Men's and women's restrooms
Sprinklers	Yes

OCCUPANCY STATUS**IMPROVEMENTS ANALYSIS****Quality and Condition**

The improvements are of good quality construction and are generally in good condition. From our inspection and discussions with the manager, it appears that no significant renovation has taken place in recent years. The only exceptions would be the additional of an outdoor wood deck patio seating area located on the north side of the restaurant building.

A second floor bar area containing approximately 930 square foot (according to DCAD records) was reportedly added during 2008, directly above the east side of the restaurant building. The addition is accessible via an added outside stair, and is fully enclosed (walls, doors and roof) and appears to have electrical, HVAC, and plumbing lines extended. However, the interior of this area is in "shell" condition, with unfinished walls, flooring and ceiling. It was reported to us that owner spent his own cash for construction of this, and all other improvements to the property since its 2007 purchase, although the specific amount spent was not made available.

The quality of the subject is considered to be generally consistent with that of competing properties, and maintenance appears to have been generally consistent with that of competing properties. Overall, the market appeal of the subject is consistent with that of competing properties.

Functional Utility

The improvements appear to be adequately suited to their current use, which currently a restaurant/bar with indoor and outdoor entertainment. Maximum on-site capacity allowed by the Fire Marshall is 814 persons.

Deferred Maintenance

Other than the previously described capital expenditures necessary to finish the second floor addition, no significant deferred maintenance is apparent from our inspection.

ADA Compliance

Based on our inspection and information provided, there do not appear to be any major ADA issues, although the 2008 second-floor addition is accessible only via a stair. However, we are not expert in ADA matters and further study would be recommended to assess ADA compliance.

Hazardous Substances

An environmental assessment report was not provided for review and environmental issues are beyond our scope of expertise. No hazardous substances were observed during our inspection of the improvements; however, we are not qualified to detect such substances. Unless otherwise stated, we assume no hazardous conditions exist on or near the subject.

Personal Property

KITCHEN EQUIPMENT	
Item	Qty.
Beverage Cooler/Dispenser	9
Stainless Steel Table/Sink Combo	2
Stainless Steel Food Prep Table with Cover	2
Gas Burner Stove - 2-Burner	1
Gas Burner Stove - 4-Burner	1
Gas Grill	1
Gas Griddle	1
Stainless Steel Vent Hood	1
Stainless Steel Steam Tray/Food Prep Table	1
Electric Oven	1
Follet Ice Machine	3
Stainless Steel Shelving (5-Shelf Units)	7
Stainless Steel All-Purpose Tables	3

CONCLUSION OF IMPROVEMENTS ANALYSIS

In comparison to other competitive properties in the region, the subject improvements are rated as follows:

IMPROVEMENTS RATINGS	
Visibility	Average
Design and Appearance	Average
Age/Condition	Average
Adaptability of Space to other Retail Users	Below Average
Parking Ratios	Average
Landscaping	Average

Overall the quality, condition, and functional utility of the improvements are typical for their age and location. With its outdoor seating patios and stage areas, the subject is capable of supporting a variety of theme restaurant, or restaurant entertainment uses.