

|                                  |                               |               |           |        |         |     |
|----------------------------------|-------------------------------|---------------|-----------|--------|---------|-----|
| Anderson (001)                   | Jan 1 Owner                   | Current Owner | MAIN ST   |        |         |     |
| Tax Year 2026   Reappraisal 2025 | TN OAK RIDGE RUTGERS SPE, LLC |               | Ctrl Map: | Group: | Parcel: | PI: |
|                                  | ATT: LEGAL DEPARTMENT         |               | 099L      | A      | 003.09  | SI: |
|                                  | 201 RIVERPLACE                |               |           |        |         | 000 |
|                                  | SUITE 400                     |               |           |        |         |     |
|                                  | GREENVILLE SC 29601           |               |           |        |         |     |

|                                 |              |                                 |        |                            |                           |  |
|---------------------------------|--------------|---------------------------------|--------|----------------------------|---------------------------|--|
| Value Information               |              |                                 |        | Commercial Building #: 1   |                           |  |
| Land Market Value:              | \$4,493,800  |                                 |        | Improvement Type:          | Actual Year Built:        |  |
| Improvement Value:              | \$28,681,500 |                                 |        | 201 - STRIP MALL           | 1971                      |  |
| Total Market Appraisal:         | \$33,175,300 |                                 |        | Quality:                   | Business Living Area:     |  |
| Assessment Percentage:          | 40%          |                                 |        | 1+ - AVERAGE +             | 60044                     |  |
| Assessment:                     | \$13,270,120 |                                 |        | Foundation:                | Floor System:             |  |
| Subdivision Data                |              |                                 |        | 02 - CONTINUOUS FOOTING    | 01 - SLAB ON GRADE        |  |
| Subdivision:                    |              |                                 |        | Roof Framing:              | Roof Cover/Deck:          |  |
| OAK RIDGE CITY CENTER LLC       |              |                                 |        | 05 - BAR JOIST/RIGID FRAME | 10 - BUILT-UP COMPOSITION |  |
| Plat Book:                      | Plat Page:   | Block:                          | Lot:   | Cabinet/Millwork:          | Floor Finish:             |  |
| 10                              | 94B          |                                 | 485.07 | 04 - ABOVE AVG             | 11 - CARPET COMBINATION   |  |
| Additional Information          |              |                                 |        | Interior Finish:           | Paint/Decor:              |  |
| General Information             |              |                                 |        | 07 - DRYWALL               | 04 - ABOVE AVERAGE        |  |
| Class: 08 - Commercial          |              | City: OAK RIDGE                 |        | Bath Tiles:                | Electrical:               |  |
| City #: 549                     |              | Special Service District 2: 000 |        | 04 - FLOOR-1/2 WALL        | 04 - ABOVE AVG            |  |
| Special Service District 1: 000 |              | Neighborhood: O01               |        | Shape:                     | Structural Frame:         |  |
| District: 02                    |              | Number of Mobile Homes:         |        | 01 - RECTANGLE             | 02 - MASONRY PIL/STL      |  |
| Number of Buildings: 7          |              | Utilities - Electricity:        |        | Heat and AC:               | Plumbing Fixtures:        |  |
| Utilities - Water/Sewer:        |              | Zoning:                         |        | 08 - HVAC PKG              | 12                        |  |
| Utilities - Gas/Gas Type:       |              |                                 |        | Building Sketch            | Interior/Exterior Areas   |  |

Outbuildings & Yard Items

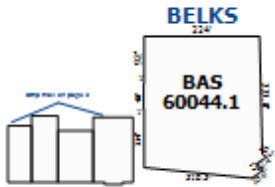
Long OutBuilding & Yard Items list on subsequent pages

Sale Information

| Sale Date | Price       | Book | Page | Vacant/Improved | Type Instrument     | Qualification        |
|-----------|-------------|------|------|-----------------|---------------------|----------------------|
| 8/15/2024 | \$0         | 1845 | 1758 |                 | QC - QUITCLAIM DEED | -                    |
| 6/30/2016 | \$6,250,000 | 1641 | 797  | I - IMPROVED    | WD - WARRANTY DEED  | P - MULTIPLE PARCELS |

Land Information

|                   |                   |                         |
|-------------------|-------------------|-------------------------|
| Deed Acres: 31.49 | Calculated Acres: | Total Land Units: 31.49 |
| Land Code         | Soil Class        | Units                   |
| 10 - COM          |                   | 31.49                   |



Commercial Features

| Type                   | Units     |
|------------------------|-----------|
| SPR - SPRINKLER SYSTEM | 1 X 60044 |

Commercial Building #: 2

**Improvement Type:**  
201 - STRIP MALL

**Quality:**  
2 - ABOVE AVERAGE

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**  
04 - ABOVE AVG

**Interior Finish:**  
07 - DRYWALL

**Bath Tiles:**  
00 - NONE

**Shape:**  
01 - RECTANGLE

**Heat and AC:**  
08 - HVAC PKG

**Building Sketch**



**Actual Year Built:**  
2017

**Business Living Area:**  
28335

**Floor System:**  
01 - SLAB ON GRADE

**Roof Cover/Deck:**  
11 - BUILT-UP/METAL GYPSUM

**Floor Finish:**  
01 - CONCRETE FINISH

**Paint/Decor:**  
04 - ABOVE AVERAGE

**Electrical:**  
04 - ABOVE AVG

**Structural Frame:**  
02 - MASONRY PIL/STL

**Plumbing Fixtures:**  
06

**Interior/Exterior Areas**

| Type       | Square Feet | Exterior Wall          |
|------------|-------------|------------------------|
| 20 - STORE | 5,014       | 09 - CONC BLOCK/STUCCO |
| 20 - STORE | 6,579       | 09 - CONC BLOCK/STUCCO |
| 20 - STORE | 6,900       | 09 - CONC BLOCK/STUCCO |
| 20 - STORE | 9,842       | 09 - CONC BLOCK/STUCCO |

| Commercial Features    |          |  |
|------------------------|----------|--|
| Type                   | Units    |  |
| SPR - SPRINKLER SYSTEM | 1 X 5014 |  |
| SPR - SPRINKLER SYSTEM | 1 X 6579 |  |
| SPR - SPRINKLER SYSTEM | 1 X 6900 |  |
| SPR - SPRINKLER SYSTEM | 1 X 9842 |  |

Commercial Building #: 3

**Improvement Type:**  
201 - STRIP MALL

**Quality:**  
2 - ABOVE AVERAGE

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**  
04 - ABOVE AVG

**Interior Finish:**  
07 - DRYWALL

**Bath Tiles:**  
00 - NONE

**Shape:**  
01 - RECTANGLE

**Heat and AC:**  
08 - HVAC PKG

**Building Sketch**



**Actual Year Built:**  
2017

**Business Living Area:**  
26100

**Floor System:**  
01 - SLAB ON GRADE

**Roof Cover/Deck:**  
11 - BUILT-UP/METAL GYPSUM

**Floor Finish:**  
01 - CONCRETE FINISH

**Paint/Decor:**  
04 - ABOVE AVERAGE

**Electrical:**  
04 - ABOVE AVG

**Structural Frame:**  
02 - MASONRY PIL/STL

**Plumbing Fixtures:**  
006

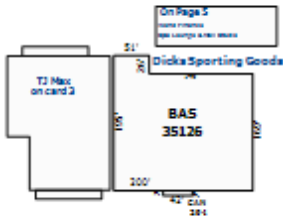
**Interior/Exterior Areas**

| Type            | Square Feet | Exterior Wall          |
|-----------------|-------------|------------------------|
| 21 - DEPT STORE | 26,100      | 09 - CONC BLOCK/STUCCO |

| Commercial Features    |           |  |
|------------------------|-----------|--|
| Type                   | Units     |  |
| SPR - SPRINKLER SYSTEM | 1 X 26100 |  |
| OHD - OVERHEAD DOOR    | 8 X 10    |  |
| CAN - CANOPY           | 1330 X 1  |  |
| CAN - CANOPY           | 1235 X 1  |  |

Commercial Building #: 4

**Improvement Type:**  
201 - STRIP MALL  
**Quality:**  
2 - ABOVE AVERAGE  
**Foundation:**  
02 - CONTINUOUS FOOTING  
**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
03 - AVERAGE  
**Interior Finish:**  
07 - DRYWALL  
**Bath Tiles:**  
00 - NONE  
**Shape:**  
01 - RECTANGLE  
**Heat and AC:**  
08 - HVAC PKG  
**Building Sketch**



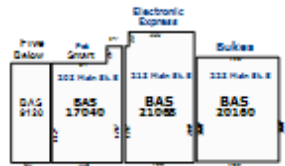
**Actual Year Built:**  
2017  
**Business Living Area:**  
35126  
**Floor System:**  
01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
11 - BUILT-UP/METAL GYPSUM  
**Floor Finish:**  
01 - CONCRETE FINISH  
**Paint/Decor:**  
03 - AVERAGE  
**Electrical:**  
03 - AVERAGE  
**Structural Frame:**  
02 - MASONRY PIL/STL  
**Plumbing Fixtures:**  
004  
**Interior/Exterior Areas**

| Type            | Square Feet | Exterior Wall          |
|-----------------|-------------|------------------------|
| 21 - DEPT STORE | 35,126      | 09 - CONC BLOCK/STUCCO |

| Commercial Features    |           |  |
|------------------------|-----------|--|
| Type                   | Units     |  |
| CAN - CANOPY           | 294 X 1   |  |
| SPR - SPRINKLER SYSTEM | 1 X 35126 |  |
| OHD - OVERHEAD DOOR    | 8 X 10    |  |

Commercial Building #: 5

**Improvement Type:**  
201 - STRIP MALL  
**Quality:**  
2 - ABOVE AVERAGE  
**Foundation:**  
02 - CONTINUOUS FOOTING  
**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME  
**Cabinet/Millwork:**  
03 - AVERAGE  
**Interior Finish:**  
07 - DRYWALL  
**Bath Tiles:**  
00 - NONE  
**Shape:**  
01 - RECTANGLE  
**Heat and AC:**  
08 - HVAC PKG  
**Building Sketch**



**Actual Year Built:**  
2017  
**Business Living Area:**  
67388  
**Floor System:**  
01 - SLAB ON GRADE  
**Roof Cover/Deck:**  
11 - BUILT-UP/METAL GYPSUM  
**Floor Finish:**  
01 - CONCRETE FINISH  
**Paint/Decor:**  
04 - ABOVE AVERAGE  
**Electrical:**  
04 - ABOVE AVG  
**Structural Frame:**  
02 - MASONRY PIL/STL  
**Plumbing Fixtures:**  
015  
**Interior/Exterior Areas**

| Type            | Square Feet | Exterior Wall          |
|-----------------|-------------|------------------------|
| 21 - DEPT STORE | 17,040      | 09 - CONC BLOCK/STUCCO |

|                 |        |                        |
|-----------------|--------|------------------------|
| 20 - STORE      | 21,068 | 09 - CONC BLOCK/STUCCO |
| 21 - DEPT STORE | 20,160 | 09 - CONC BLOCK/STUCCO |
| 21 - DEPT STORE | 9,120  | 09 - CONC BLOCK/STUCCO |

| Commercial Features    |           |  |
|------------------------|-----------|--|
| Type                   | Units     |  |
| SPR - SPRINKLER SYSTEM | 1 X 17040 |  |
| SPR - SPRINKLER SYSTEM | 1 X 21068 |  |
| SPR - SPRINKLER SYSTEM | 1 X 20160 |  |
| OHD - OVERHEAD DOOR    | 8 X 10    |  |
| SPR - SPRINKLER SYSTEM | 1 X 9120  |  |

Commercial Building #: 6

**Improvement Type:**  
201 - STRIP MALL

**Quality:**  
2 - ABOVE AVERAGE

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**  
03 - AVERAGE

**Interior Finish:**  
07 - DRYWALL

**Bath Tiles:**  
00 - NONE

**Shape:**  
01 - RECTANGLE

**Heat and AC:**  
08 - HVAC PKG

**Building Sketch**



**Actual Year Built:**  
2017

**Business Living Area:**  
8951

**Floor System:**  
01 - SLAB ON GRADE

**Roof Cover/Deck:**  
11 - BUILT-UP/METAL GYPSUM

**Floor Finish:**  
01 - CONCRETE FINISH

**Paint/Decor:**  
03 - AVERAGE

**Electrical:**  
03 - AVERAGE

**Structural Frame:**  
02 - MASONRY PIL/STL

**Plumbing Fixtures:**  
009

**Interior/Exterior Areas**

| Type            | Square Feet | Exterior Wall          |
|-----------------|-------------|------------------------|
| 21 - DEPT STORE | 1,050       | 09 - CONC BLOCK/STUCCO |
| 20 - STORE      | 2,500       | 09 - CONC BLOCK/STUCCO |
| 20 - STORE      | 1,501       | 09 - CONC BLOCK/STUCCO |
| 20 - STORE      | 1,900       | 09 - CONC BLOCK/STUCCO |
| 20 - STORE      | 2,000       | 09 - CONC BLOCK/STUCCO |

| Commercial Features    |          |
|------------------------|----------|
| Type                   | Units    |
| SPR - SPRINKLER SYSTEM | 1 X 1050 |
| SPR - SPRINKLER SYSTEM | 1 X 2500 |
| SPR - SPRINKLER SYSTEM | 1 X 1501 |
| SPR - SPRINKLER SYSTEM | 1 X 1900 |
| SPR - SPRINKLER SYSTEM | 1 X 2000 |

Commercial Building #: 9

**Improvement Type:**  
201 - STRIP MALL

**Quality:**  
2 - ABOVE AVERAGE

**Foundation:**  
02 - CONTINUOUS FOOTING

**Roof Framing:**  
05 - BAR JOIST/RIGID FRAME

**Cabinet/Millwork:**  
04 - ABOVE AVG

**Interior Finish:**  
07 - DRYWALL

**Bath Tiles:**  
00 - NONE

**Shape:**  
01 - RECTANGLE

**Heat and AC:**  
08 - HVAC PKG

**Building Sketch**



**Actual Year Built:**  
2021

**Business Living Area:**  
55213

**Floor System:**  
01 - SLAB ON GRADE

**Roof Cover/Deck:**  
11 - BUILT-UP/METAL GYPSUM

**Floor Finish:**  
01 - CONCRETE FINISH

**Paint/Decor:**  
04 - ABOVE AVERAGE

**Electrical:**  
03 - AVERAGE

**Structural Frame:**  
02 - MASONRY PIL/STL

**Plumbing Fixtures:**  
6

**Interior/Exterior Areas**

| Type            | Square Feet | Exterior Wall          |
|-----------------|-------------|------------------------|
| 20 - STORE      | 4,601       | 09 - CONC BLOCK/STUCCO |
| 21 - DEPT STORE | 11,430      | 09 - CONC BLOCK/STUCCO |
| 20 - STORE      | 20,559      | 09 - CONC BLOCK/STUCCO |
| 20 - STORE      | 18,623      | 16 - PRECAST PANEL     |

| Commercial Features    |           |
|------------------------|-----------|
| Type                   | Units     |
| CAN - CANOPY           | 108 X 1   |
| SPR - SPRINKLER SYSTEM | 1 X 4601  |
| CAN - CANOPY           | 48 X 1    |
| CAN - CANOPY           | 176 X 1   |
| CAN - CANOPY           | 48 X 1    |
| SPR - SPRINKLER SYSTEM | 1 X 11430 |
| CAN - CANOPY           | 1152 X 1  |
| SPR - SPRINKLER SYSTEM | 1 X 20558 |
| CAN - CANOPY           | 1536 X 1  |
| SPR - SPRINKLER SYSTEM | 1 X 18623 |

Outbuildings & Yard Items

| Building # | Type                  | Description | Area/Units |
|------------|-----------------------|-------------|------------|
| 1          | LGT - LIGHTS          | SINGLE      | 20         |
| 1          | LGT - LIGHTS          | DOUBLE      | 25         |
| 1          | ASP - ASPHALT PAVING  | IRR         | 183,400    |
| 2          | CNC - CONCRETE PAVING |             | 2,001      |
| 2          | PTO - PATIO           |             | 510        |
| 2          | CNC - CONCRETE PAVING |             | 920        |
| 2          | PTO - PATIO           |             | 460        |
| 3          | CNC - CONCRETE PAVING |             | 2,310      |
| 3          | PTO - PATIO           |             | 286        |
| 3          | PTO - PATIO           |             | 1,200      |
| 4          | CNC - CONCRETE PAVING |             | 3,874      |
| 4          | PTO - PATIO           |             | 4,000      |
| 5          | CNC - CONCRETE PAVING |             | 1,920      |
| 5          | PTO - PATIO           |             | 2,968      |
| 5          | CNC - CONCRETE PAVING |             | 1,596      |
| 5          | PTO - PATIO           | IRR         | 5,240      |
| 5          | PTO - PATIO           |             | 440        |
| 5          | PTO - PATIO           |             | 1,716      |
| 6          | PTO - PATIO           |             | 1,980      |
| 9          | PTO - PATIO           |             | 640        |
| 9          | PTO - PATIO           |             | 640        |
| 9          | PTO - PATIO           |             | 640        |
| 9          | PTO - PATIO           |             | 640        |