

Addendum Z (Broker Disclosure and Information)

- 1) The scheduled gross yearly income of \$82,800 may be increasing as the seller is working with potential new lease contracts. (\$82,800 reflects Nuzums and 5.6.7.8. Dance.)
- 2) The square footage is approximate; it includes both finished and unfinished areas, including the unfinished ceiling area above Nuzums, and is calculated by a system called iGUIDE. The total square footage is approximately 67,831.91 sq.ft. for the entire building not including the two pole buildings. The main floor square footage is approximately 54,927.10 sq. ft. Please look within the listing to see the PDF floor plan and iGUIDE method of measurement. Buyers should do their due diligence if they want a more exact measurement of the square footage.
- 3) Not included in the sale is the movie theater equipment and the three projection screens.
- 4) The acreage of 6.4 acres is based on the tax bill.
- 5) A part of the pressurized dry sprinkler system in the Nuzum/Dance Studio area has the sprinkler heads above the ceiling which may not be to code. This was due to remodeling that had taken place through the years. The seller represents that each year the sprinkler system is inspected and passes inspection.
- 6) The exterior of the main building is cement block.
- 7) The taxes will be reassessed and it is understood that they will be coming down due to the building bringing in less revenue now that the grocery store is no longer renting the space.
- 8) The recorded documents that pertain to this property are found within the MLS & can also be provided by the listing broker.

Authentisign


12/09/25