

## DESCRIPTION OF IMPROVEMENTS



Front of the building



Rear of the building

**Project Description:**

The project is composed of a single building on a single tax parcel. The building is of masonry construction and has 2-stories with a basement. According to the county Assessor, Jim Hawkes (509 397-5261) the improvements were constructed sometime in the 1930's. The building appears to be in generally average condition. At the time of inspection the building was vacant, not heated and only partly lighted.

**Name:**

National Guard Armory

**Location:**

540 East Main Street  
Pullman, Washington 99163

I note that there are multiple mailing addresses indicated for this property. The owner indicates 840 Main St, the assessor indicates 540 E. Main and an advertising brochure from the owners website has the address as 533 E Main St. The assessors address will be used in this report.

**Property Type:**

Mixed use building

**Year Built:**

Mr. Jim Hawkes, a county assessor, indicates that there are no records of the actual building date and he believes it was built sometime in the 1930's. The appraiser agrees with Mr. Hawkes.

**DESCRIPTION OF IMPROVEMENTS (continued)**

**Project Condition:**

The building is a mixed use facility with offices and a gym on main floor. Both the basement and 2<sup>nd</sup> floor also contain office. The offices are in average condition. There is a full basement with a large garage.

The appraiser noticed chipping of the entry steps. No other significant deferred maintenance items were noted.



**Size:**

According to the appraiser's measurements the building layout as follows:

**Building footprint:** 78' deep x 98.5 wide = 7,683

**First Floor:**

Gym	58' deep x 98.5 wide	= 5,713
Gross Office Area	20' deep x 98.5 wide	= 1,970
Net Office Area	1,970' - 480'	= 1,490
Common Area	221 + 259	= 480

**Second Floor:**

Gross Office Area		= 1,970
Net Office Area	1,970' -85 -276 -150	= 1,559
Common Area	1,970 - 1,453	= 411

**Basement:**

Gross Office Area		= 1,970
Net Office Area	1,970 - 756	= 1,214
Common Area	1,970 - 1,214	= 756
Garage	20 x 60	= 1,200
Warehouse	7,683 - 1,970 - 1,200	= 4,513

**Overall Building Uses:**

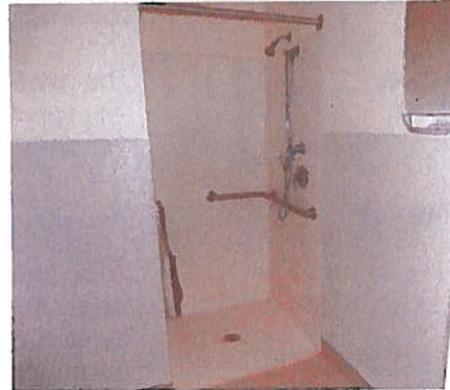
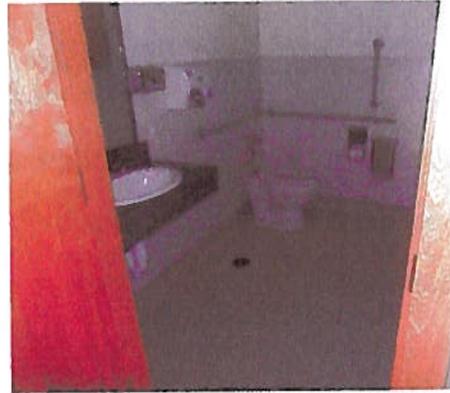
Net Above Grade Office Area	3,049
Common Area	891
Gym	5,713
Net Basement Office	1,214
Common Area	756
Basement Warehouse	4,513
Garage	<u>1,200</u>
Total	17,336 SF

## **DESCRIPTION OF IMPROVEMENTS (continued)**

### **Plumbing:**

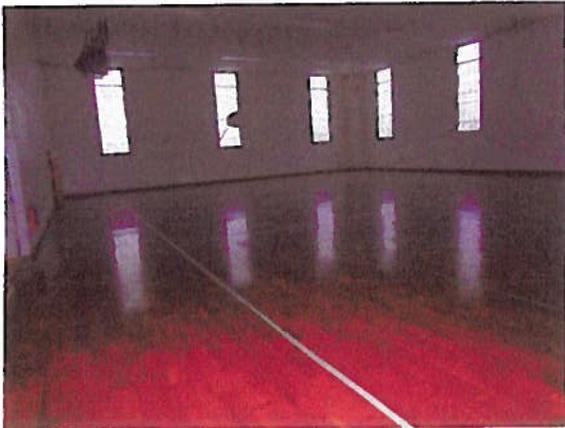
The building has rest rooms on the main floor and basement. There are no facilities on the 2<sup>nd</sup> floor.

The photo shows the main floor ½ bath.

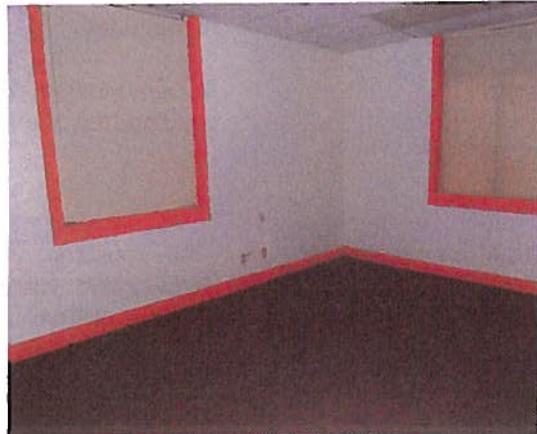


This is one of the basement bathrooms. It contains 2 sinks 2 toilets and a shower. The sec bathroom contains 2 toilets, two urinals, two sinks and three shower stalls. The water was shut but the fixtures appear to be functional and in average condition.

There is a ½ bath on the main floor and 1 ¾ baths in the basement for a total of 2 ½ bathrooms



The gym



A typical office

## **DESCRIPTION OF IMPROVEMENTS (continued)**

*Note:* County records indicate a gross building size of 19,600 SF which is somewhat higher than the appraiser's physical measurements including the basement. For the purposes of valuation the appraiser's physical measurements will be used.

**Foundation:** Poured concrete.

**Exterior Walls:** Masonry

**Exterior Doors:** Metal in metal frames.

**Insulation:** Specific information as to ratings was not provided. It is assumed the improvements were insulated to code at the time of construction.

**Roof Cover:** The roof is of a flat built-up nature, The appraiser did not inspect the roof and assumes it is in similar condition as compared the the remaining structure.

**Heating:**

The building has a large forced air gas furnace in the basement and it appears to be in average condition.



**Fire Protection** None noted.

**Lighting:** A combination of fluorescent and incandescent lighting. The building has average quality lighting.

**Electrical Service:**

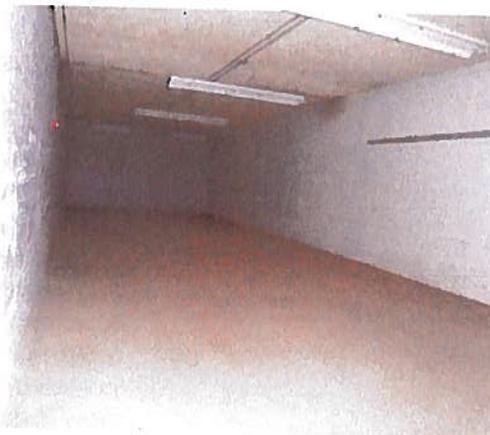
The building has a large power panel and supplies either 220 or 440 volt service. The panel is of modern construction and contains circuit breakers.



## **DESCRIPTION OF IMPROVEMENTS (continued)**



A main floor office/classroom



The basement garage.

### **Flooring:**

The basement has a concrete floor with vinyl in some rooms. The gym has a polished wood floor and the office areas are either carpeted or of vinyl. All of the flooring appeared in average to good condition.

### **Appeal:**

The property appears of average quality in a commercial environment. The building is of masonry construction and the roof is assumed to be in average condition. Overall, the property has typical appeal compared to the local marketplace due to its average condition.

### **Potential Uses:**

The building has offices on all three floors with a large gym on the main floor. The basement is divided into a number of rooms and there is a large garage in the basement.

The appraiser believes that the offices on the main and second floor could be updated and leased. Updating costs would be extensive. Some initial updating needs to be done just to make the spaces marketable, with the final tenant improvements to be negotiated with an actual lessee.

Alternatively, the second floor could be converted into apartments. The zoning allows for residential uses over or under the main floor. Conversion costs would be significant since most of the interior would have to be reworked.

The gym area could be used as a community hall or partly built out into offices. Across the street from the subject is the Bell Tower event center. It is an old Baptist church that has been converted to a number of community halls. They are rented for specific events. The owner Mike (509 334-3182) indicated that they host a lot of wedding receptions since the structure still appears to be a church. He also indicated that the building has a 95% vacancy rate. He believes that this would be the only practical use for the subject's gym. He did not express a rental rate amount since many things go into the calculation, i.e.

## **DESCRIPTION OF IMPROVEMENTS (continued)**

catering, setup, flowers and other special items. The appraiser believes that the gym area has limited uses and limited value.

The basement has very little retail or office demand. The access is not convenient and the lack of windows is another disadvantage. Discussions with Mr. Pete Dickenson, the City Pullman planning director, indicate that light industrial uses are very limited with apparel assembly, a bakery or a printer would be allowed. Warehousing is not permitted. The garage area could not be used to store items such as cars. Mr. Dickenson indicated that a rezoning to a more general commercial use is likely since the property does not abut a different commercial zone. The basement area has little practical use and the appraiser believes that any income generated from this space would be a bonus to a buyer. The space has no market value.

### **Summary**

The subject building is of average quality and in average condition as compared to other competitive properties in the area. There was only 1 noticeable deferred maintenance item noted.

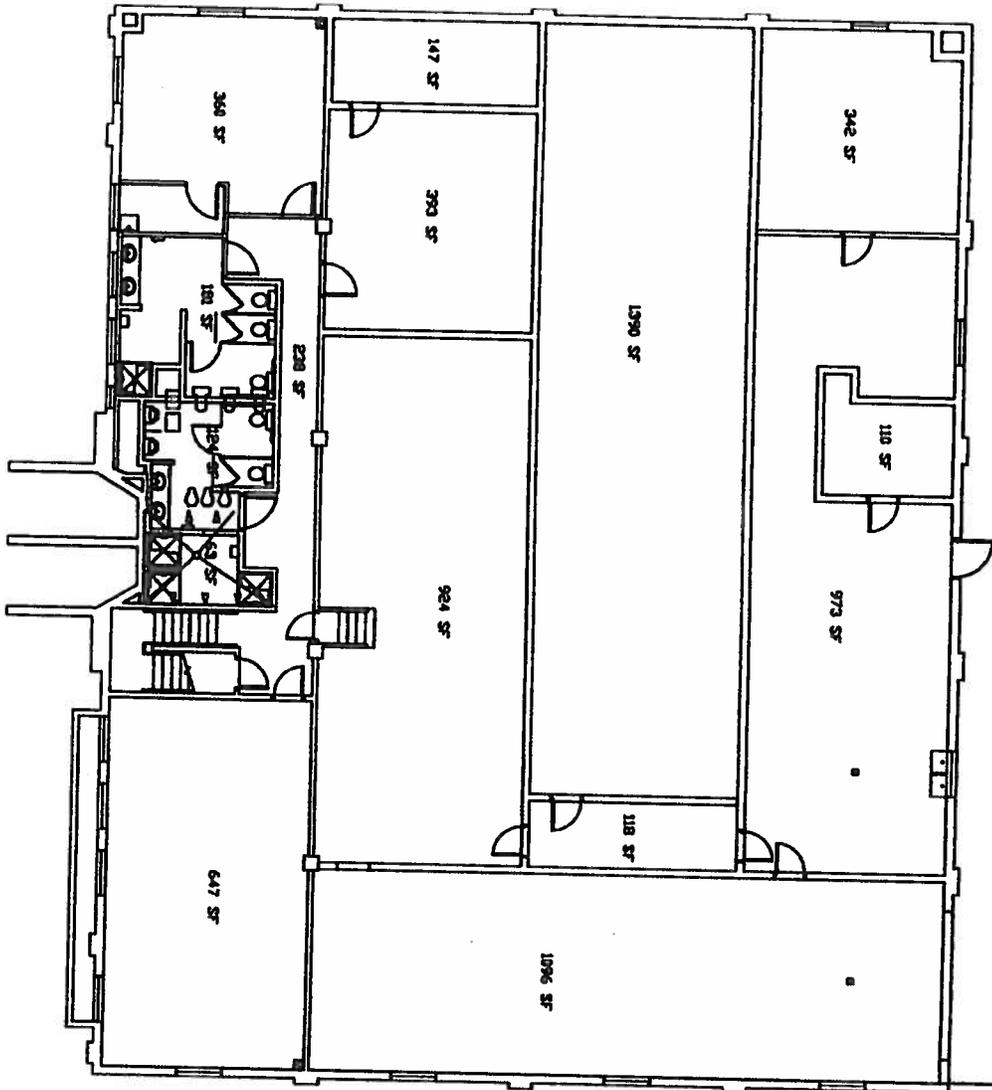
The information presented above is a basic summary description of the subject property improvements. This information is utilized in the valuation of the subject property. Reliance has been placed upon the information provided by the owner and other professionals. It is assumed that there are no hidden defects and that all structural components will be functional and operational, unless otherwise noted. If questions arise regarding the integrity of the structure or its operational components, it may be necessary to consult additional professional resources.

On the following pages are floor plans of the building as provided by the owner.



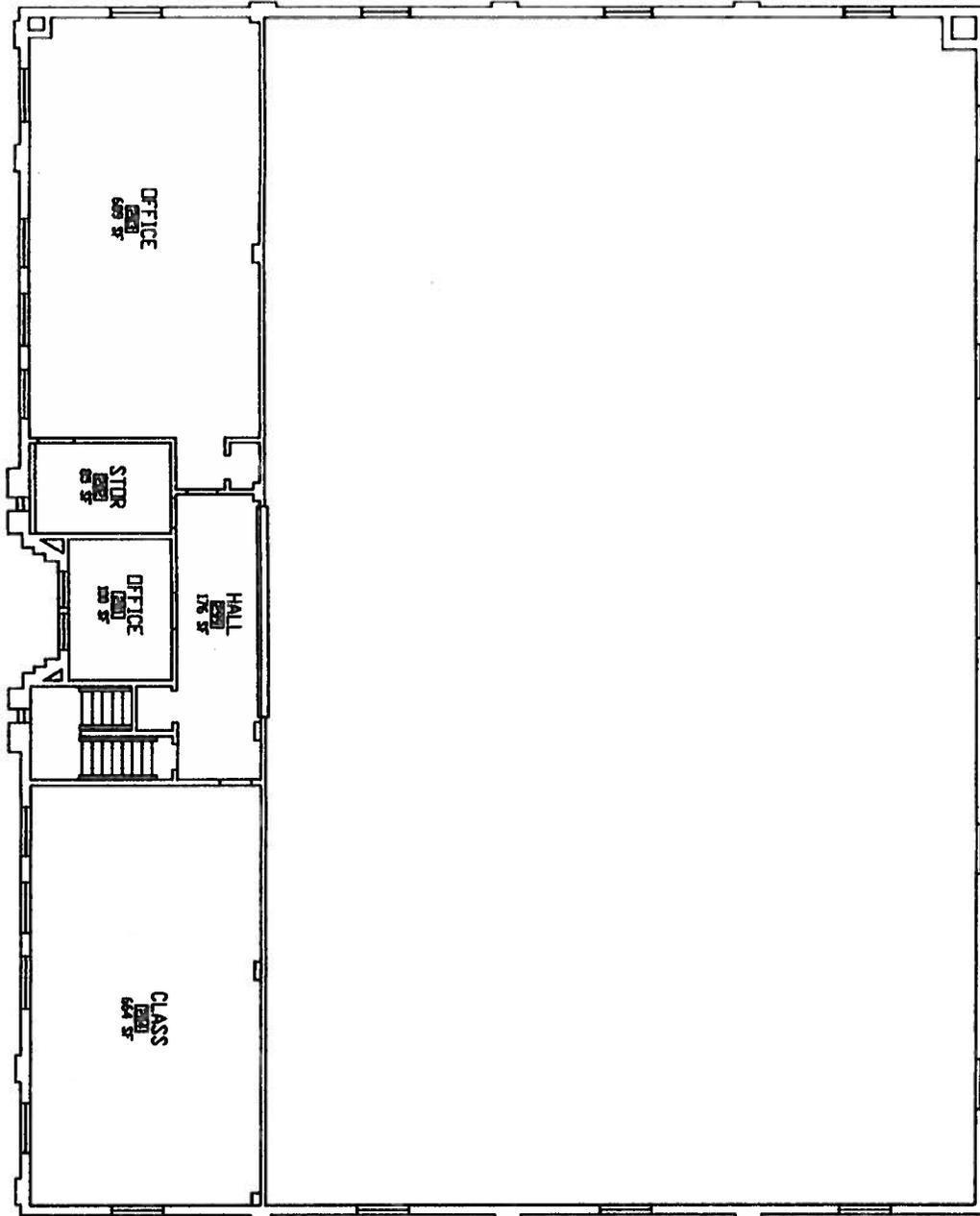
**DESCRIPTION OF IMPROVEMENTS (continued)**

**EXISTING LOWER LEVEL FLOOR PLAN  
8256 SF**



PROJECT NO.	PROJECT TITLE	DRAWING NO. 32810_1_PLAN	REVISED DATE 21-12-21
SHEET NO. 1 OF 3	PULLMAN BUILDING NO. 1 LOWER FLOOR PLAN	FACILITY ENGINEER DIVISION BUILDING 38 - CAMP MURRAY TACOMA, WA 98430-5052	APPROVED: USER: _____ P.M.: _____ F.A.D.: _____ AGENCY DIRECTOR: _____
STATE OF WASHINGTON - MILITARY DEPARTMENT - ARMY NATIONAL GUARD		ISSUED: _____ CHECKED: _____ DATE: 11-9-21	

**DESCRIPTION OF IMPROVEMENTS (continued)**



PROJECT NO.	PROJECT TITLE	FACILITY ENGINEER DIVISION BUILDING 36 - CAMP MURRAY TACOMA, WA 98430-6052	DRAWING NO. 53800_1_ENDPLAN	REVISION DATE: 01-02
SHEET NO. 1 OF 1	PULLMAN BUILDING NO. 1 2ND FLOOR PLAN		APPROVALS USER: _____ P&E: _____ FIELD: _____ AGENCY DIRECTOR: _____	DESIGN DRAWN: _____ CHECK: _____ DATE: 03-03-01
<b>STATE OF WASHINGTON - MILITARY DEPARTMENT - ARMY NATIONAL GUARD</b>				