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**Subject:** green room

With regards to selling the Green Room:

\$60,237 (NAI)  
X 1.05 (city flex on price)  
\$63,249  
\$48,648 (major improvements we did to Green Room)  
\$16,080 (personal property minus ATM @ 62 cents on dollar)  
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\$127,977 asking price for Green Room & Personal Property

We feel the NAI analysis is flawed in its comps so added the city flex plus the improvements we did. Deducted ATM from \$17,500 at 62 cents on the value listed for same. in personal property we would include furniture, appliances, etc in green room.

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