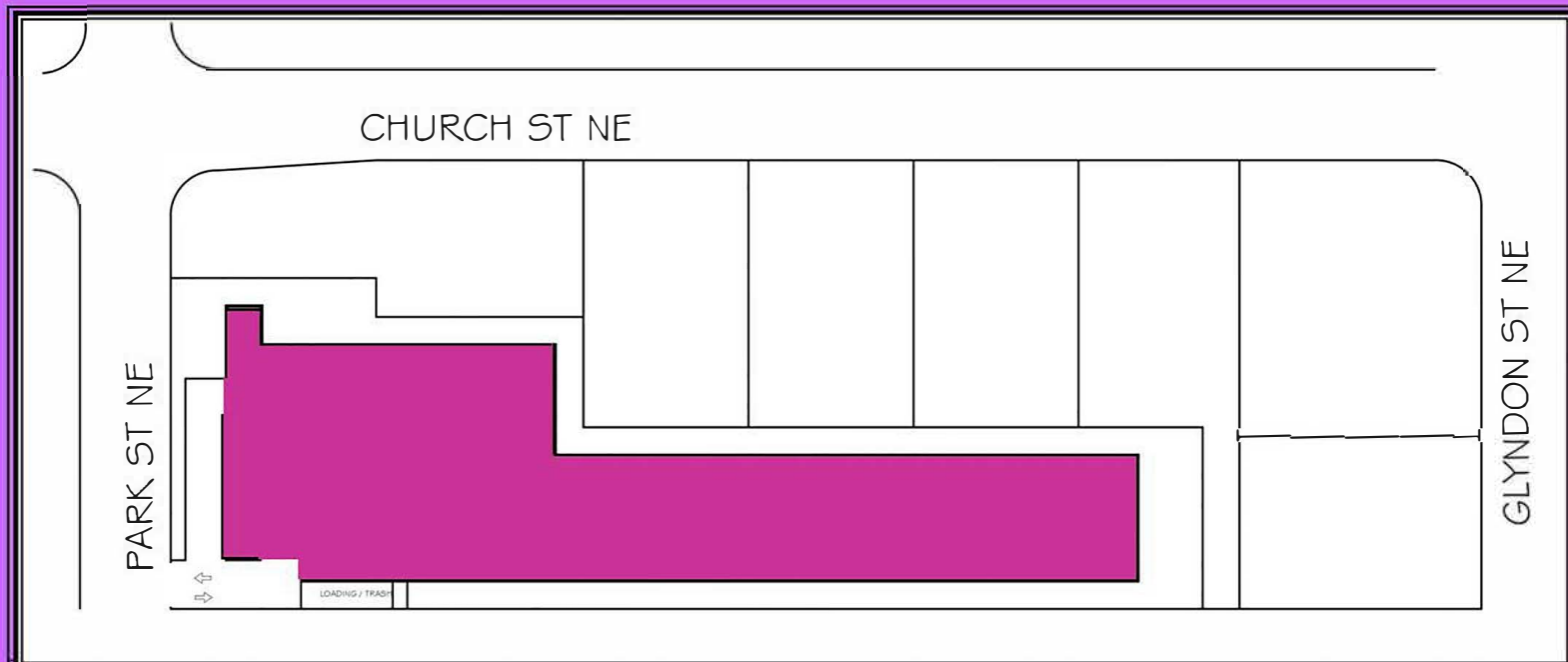


Comparable By-Right Development



Use: Medical Office

Zone: Transitional

Year built: Today

Building: 50,000-60,000 square feet of office space.

Building Height 35'

Stories: 3 stories parking provided at basement and ground level

Parking per code

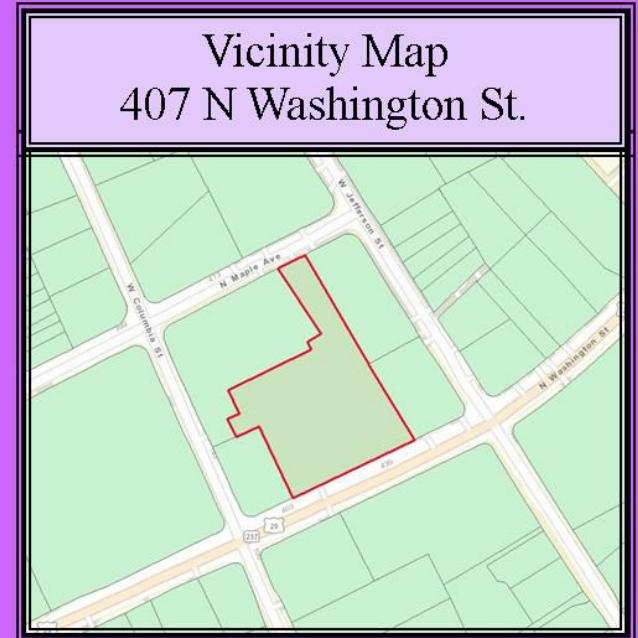
Building Foot Print: 25,000-30,000 square feet

Setbacks per code 30'-15'-35'

Lot coverage approximately matches existing

Estimated Assessed Value \$15-18 million

Comparable By-Right Development



407 N Washington Street Fall Church City

Use: Medical Office

Zone: Transitional

Year built: 2001

Building size: 53,802

Building Foot Print: 17,934

Assessed Value \$6,958,900