Goldman Associates, Inc.

Commercial &Industrial Real Estate

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Listing Agreement

Property Address:	924 Cross Lanes Drive, Cross Lanes, Kanawha County, West Virginia		
Type Property:	House converted to an assisted living home		
Tax District:	Union	**Tax Map/Parcel:**	22D/11
Annual Taxes:	2008 - $1,451.62	**Deed Book/Page:**	2378/482
Building Size:	1,460 Square Feet	**Lot Size:**	22,000 +/- Square Feet

Site Description: Lots 6A & 6B Cross Lanes Estates – The site contains approximately 22,000 square feet with 100 feet of frontage along Cross Lanes Drive. The site is upgrade from Cross Lanes drive with a concrete driveway and asphalt parking lot to accommodate approximately 5 vehicles. It is un-zoned. The size is subject to verification from a survey.

Improvement Description: The building was constructed as a single family dwelling and was reportedly built in 1964 and remodeled for an assisted living facility in 1996. It is wood frame construction with brick veneer and was most recently used as an assisted living residence with 8 beds. Upgrades include a wet sprinkler system, fire alarm system and a handicapped accessible bathroom and overall the property is in fair to average condition.

Listing Agent:	Todd Goldman	**Sale Price:**	$130,000.00