

ELITE AUCTIONS®

Please contact our Project Manager, Nick Schmidt for financial information or for general inquiries - nick@eliteauctions.com (239) 398-7122.

State Mutual Insurance Company

*210 Bldg Capital Improvements
(3/31/2021)

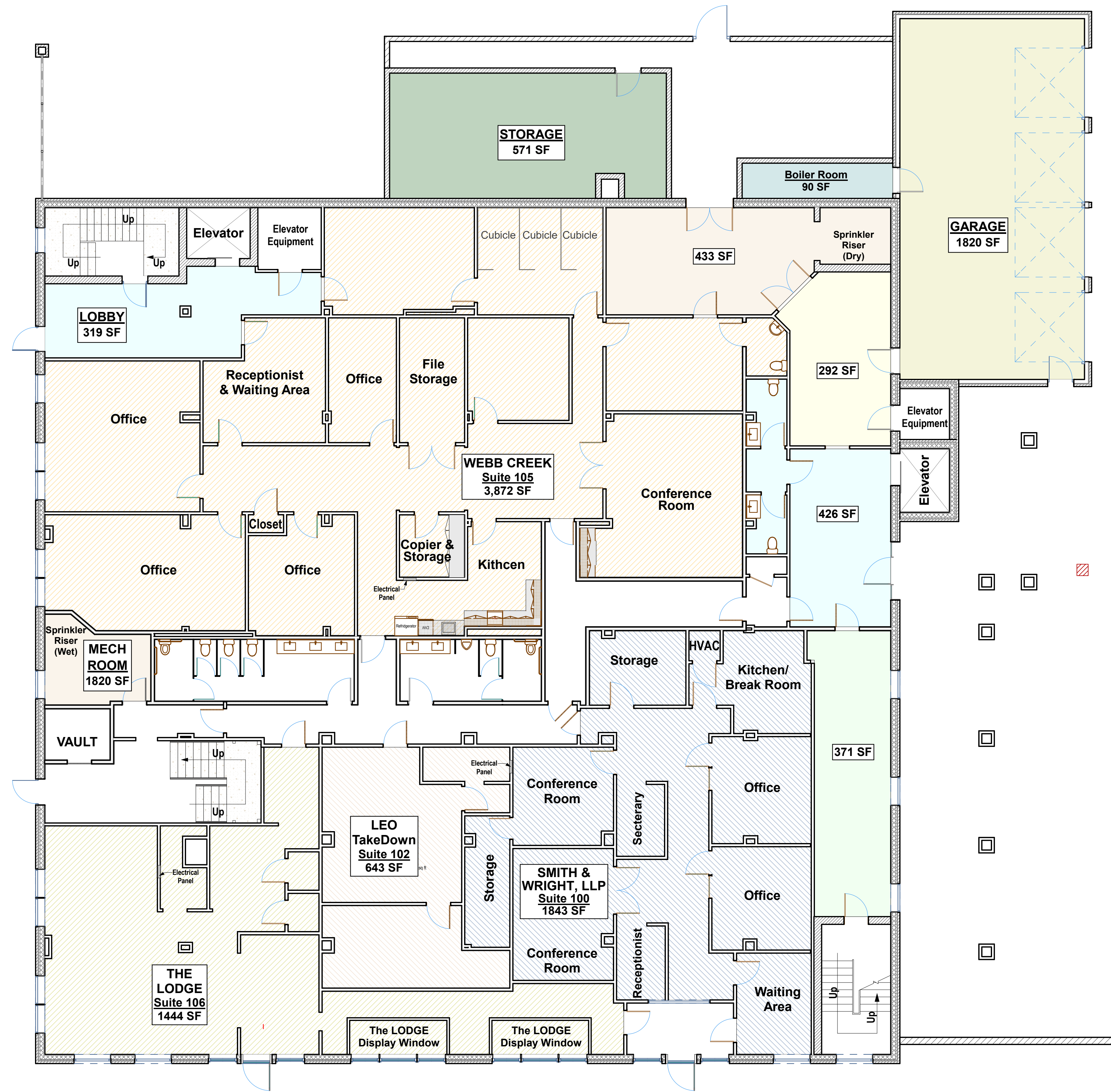
Grounds Improvements

- Reroute power and fiber cable from telephone poles to below ground.
- Plant trees around building and parking lots, install plant beds and planters along sidewalk, landscape courtyard.
- Replace brick sidewalk around exterior of building.
- Renovate private gate to garage.
- Remove asphalt from courtyard grounds & rebuild courtyard.
- Add lighting around building, courtyard, and garage entrance.
- Purchase lot across street, remove old dress shop (previously gas station), and build private parking lot.
 - Total private parking spaces available: 74

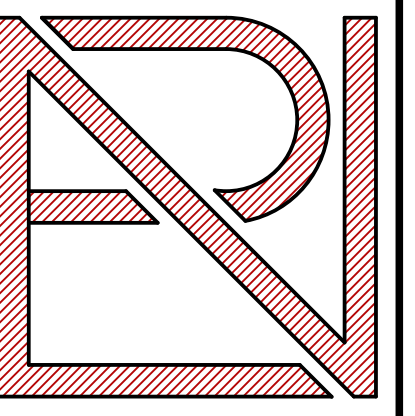
Building Improvements

- Replace windows with double pane while maintaining factory frame/look.
- Install additional security cameras and maglock doors throughout building.
- Renovate garage floor, paint inside garage, install garage track lighting, and replace garage doors.
- Add two bathrooms and kitchen space to first floor for entertaining.
- Paint and wallpaper first floor (various locations)
- Repaint lobby, outdoor iron railings, and stairwells.
- Remove second floor ceiling in Yoga Studio to show raised ceiling.
- Convert second floor bedroom to office space.
- Paint second floor kitchen area/breakroom.
- Various paint and remodeling throughout second floor for tenant buildout.
- Renovated third floor dance studio to State Mutual board room.
- Renovated third floor mother-in-law suite to executive offices.
- Converted third floor office space back to current condominium space.
 - Prior owner converted apartment to office space prior to selling.
- Every tenant buildout was required to maintain upscale look and materials to match rest of building (heart pine or cypress wood).

*The Capital Improvement Summary is not a complete list of all improvements and remodeling performed on the building; it highlights the major improvements. More details can be provided if necessary. Additionally, a breakdown of the 2019 and 2020 repairs, maintenance, and cleaning expenses for the building and grounds may be provided upon request.



1st Floor Plan
Scale: 1/8" = 1'



ROBERT NOBLE ARCHITECT A.I.A.
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NOT FOR CONSTRUCTION

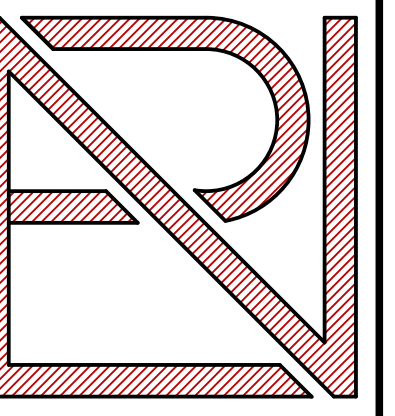
STATE MUTUAL
210 E 2nd AVENUE AS BUILT
 210 EAST 2nd AVENUE
 ROME, GEORGIA 39161

NOT FOR CONSTRUCTION

1st FLOOR PLAN

PROJECT # 1908
 DESIGNER/CAD TECH:
 L. A. (Tony) LOMBARD
 DATE: ##/##/####
 REV. DATE:

A1.1



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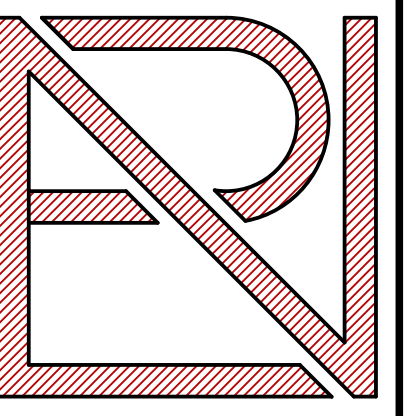
2nd FLOOR PLAN

PROJECT # 1908
 DESIGNER/CAD TECH:
 L. A. (Tony) LOMBARD
 DATE: ##/##/####
 REV. DATE:

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2nd Floor Plan
 Scale: 1/8" = 1'



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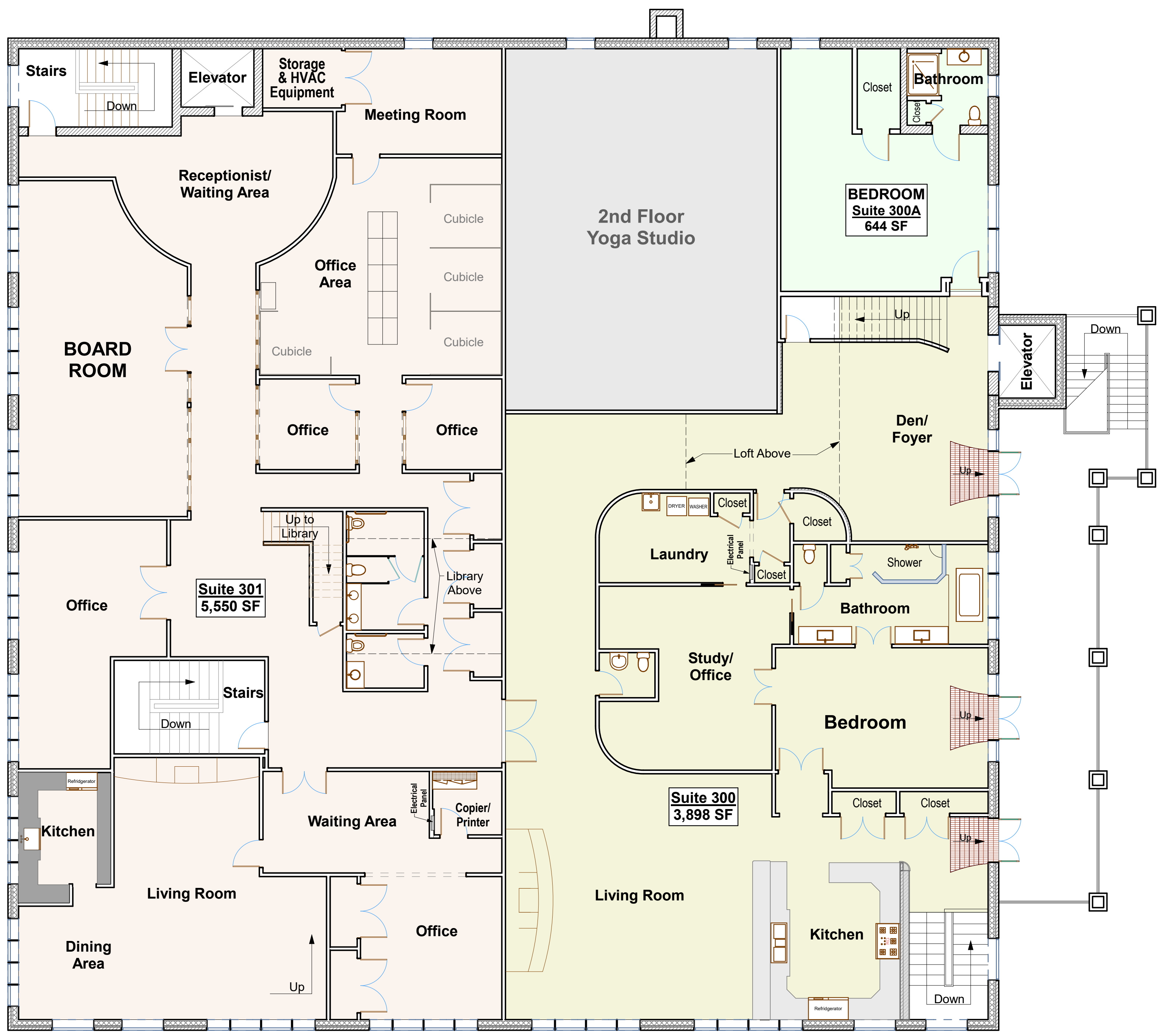
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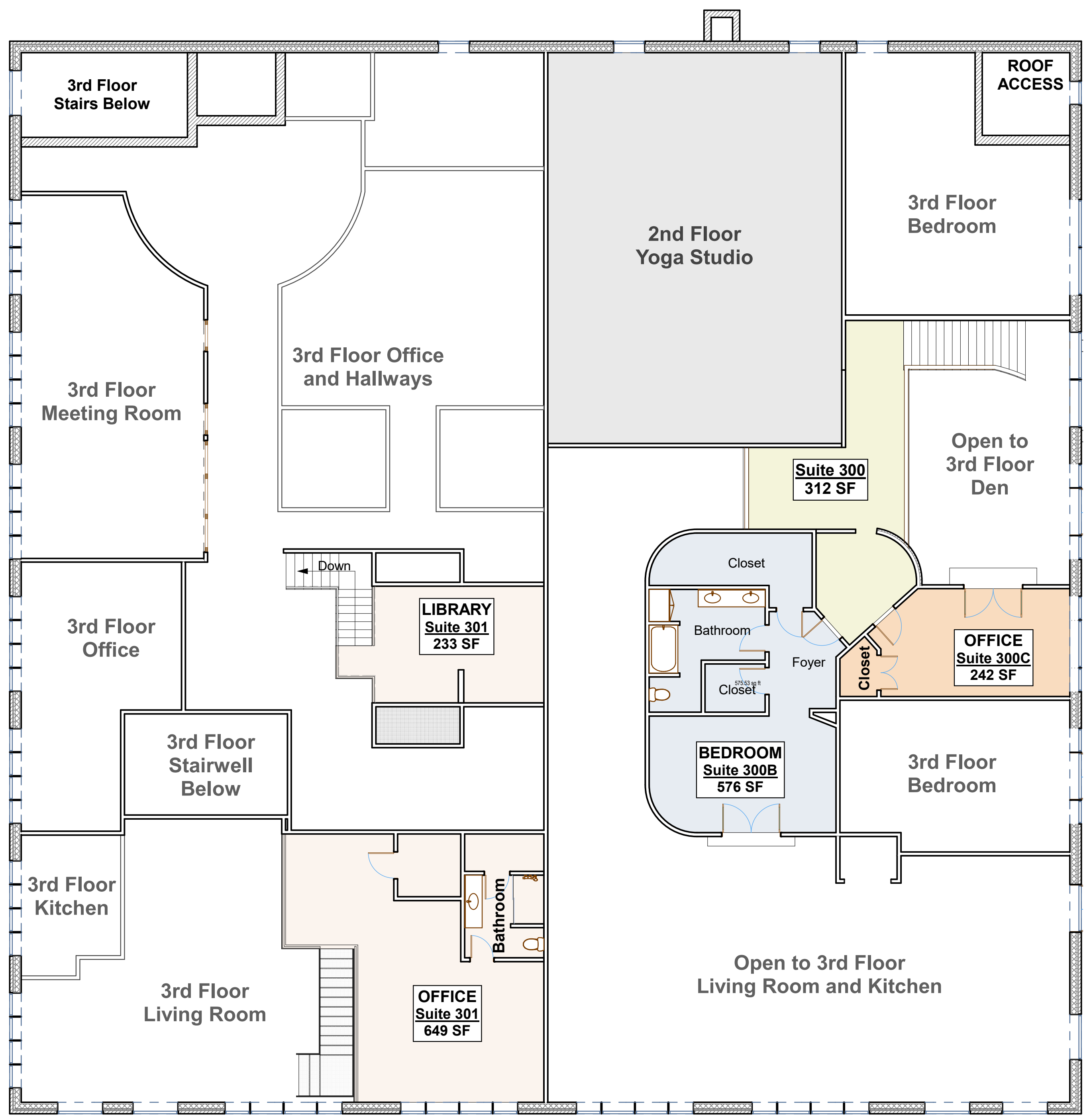
3rd and 4th FLOOR PLANS

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DATE: ##/##/####
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A1.3



3rd Floor Plan
Scale: 1/8" = 1'



4th Floor Plan
Scale: 1/8" = 1'