

# KANSAS SALES BASE - SALE REPORT

COUNTY	RUSH	083	REGION	NC	PIN	035-16-0-30-01-026.00-0	<input checked="" type="checkbox"/> M	SVQ	83003739
DB	57	PG	729	ADDRESS:	405 MAIN ST				
CITY:	Liebenthal			ECONOMIC CODE:	901				

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$80,000** ADJ SALE AMT: **\$60,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **30 TO 180 DAYS** ADJ REASON **PP/BUS. INT REMOVED**

SALE NOTES: WAS NOT LISTED--WORD OF MOUTH--\$20,000 IN PP-SALE INCLUDES 035-16-0-40-01-008

**BUILT AS:** **BAR/LOUNGE** **USED AS:** **BAR/LOUNGE**  
 327.0 327.0

ZONING: **CONFORMING** LAND AREA: **12075 SF** # OF UNITS: **1** YRBLT: **1952**

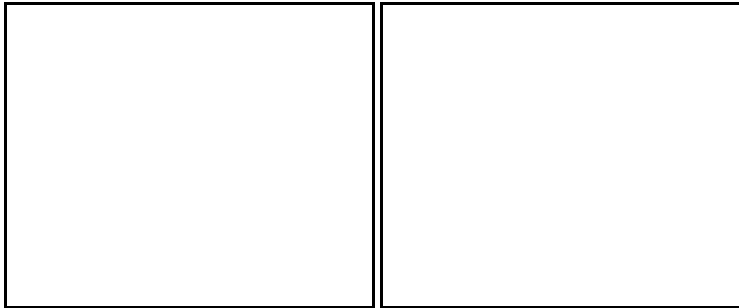
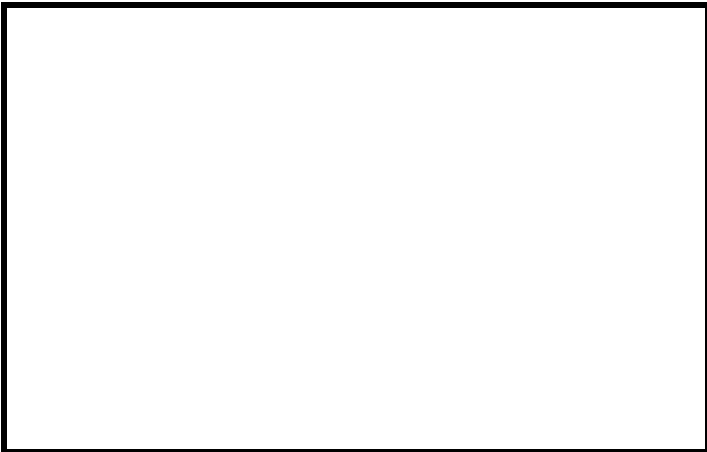
LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **7** PARKING: **ON & OFF SITE**

BSMT AREA: **486** TOTAL AREA: **2176** ROOF: **SLANT** CONST TYPE: **BRICK ONLY**  
 1SFLOOR AREA: **1690** EXT MATERIAL: **CONC BLK**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **1690** AMENITIES:

PHY **FR** FUNC **FR** ECON **FR** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:  
NO PICTURE PROVIDED

OVERALL COND: **FR** PR/SF: **\$35.50** PR/UNIT: **\$60,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	COMANCHE	017	REGION	SC	PIN	083-07-0-20-01-003.00-0	<input checked="" type="checkbox"/> M	SVQ	17001766
DB	58	PG	675	ADDRESS:	601 N CENTRAL				
CITY:	COLDWATER			ECONOMIC CODE:	711				

SALE MONTH: **01** SALE YR: **2006** SALE AMT: **\$87,000** ADJ SALE AMT: **\$25,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: 017-083-07-0-20-01-004.000

**BUILT AS:** **BAR/LOUNGE** **USED AS:** **BAR/LOUNGE**  
 327.0 327.0

ZONING: **CONFORMING** LAND AREA: **2400 SQ FEET** # OF UNITS: **1** YRBLT: **1944**

LOCATION: **DOWNTOWN - SECONDARY** STORY HT: **1** WALL HT: **12** PARKING: **ON & OFF SITE**

BSMT AREA: **0** TOTAL AREA: **2400** ROOF: **PITCHED(** CONST TYPE: **BLOCK ONLY**

1SFLOOR AREA: **2400** EXT MATERIAL: **CONC BLOCK**

UPPER FLR AREA: MARKETABLE AREA: **2400** AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: **\$0.00** GRM: #Error

**PROPERTY NOTES:**

SITS ON EDGE OF TOWN, METAL ROOF, OTHER BUILDING ON OTHER PARCEL THEY USE FOR STORAGE ONLY, THE OTHER PARCEL ALSO HAS CEMENT PARKING FOR THE LOUNGE.

OVERALL COND: **AV** PR/SF: **\$10.42** PR/UNIT: **\$25,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	161-01-0-20-46-003.00-0	<input type="checkbox"/> M	SVQ	25003934
DB	97	PG	553	ADDRESS:	109 S WABASH				
CITY:	Howard			ECONOMIC CODE:	711				

SALE MONTH: **12** SALE YR: **2008** SALE AMT: **\$28,000** ADJ SALE AMT: **\$28,000**

SALE TYPE: **DISTRESSED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: DEED TRANSFER IN LIEU OF FORECLOSURE--NO AMOUNT FOR PP--THIS IS LOCAL PUB

**BUILT AS:** **DOWNTOWN ROW BRICK** **USED AS:** **BAR/LOUNGE**

ZONING: **NOT APPLICABLE** LAND AREA: **25 X 143** # OF UNITS: **1** YRBLT: **1882**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **2** WALL HT: **10** PARKING: **OFFSITE ADEQUAT**

BSMT AREA: **0** TOTAL AREA: **4700** ROOF: **FLAT** CONST TYPE: **BRICK ONLY**  
 1SFLOOR AREA: **2800** EXT MATERIAL: **BRICK**  
 UPPER FLR AREA: **1900** MARKETABLE AREA: **2800** AMENITIES:

PHY **FR** FUNC **PR** ECON **FR** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$10.00** PR/UNIT: **\$28,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	253-05-0-10-18-007.00-0	<input type="checkbox"/> M	SVQ	29018368
DB	234	PG	203	ADDRESS:	103 MAIN ST				
CITY:	Bucklin			ECONOMIC CODE:	701				

SALE MONTH: **04** SALE YR: **2009** SALE AMT: **\$20,000** ADJ SALE AMT: **\$20,000**

SALE TYPE: **FI SALE OF PREV FORECLOSED** MKT TIME: **UNKNOWN** ADJ REASON **NOT ADJUSTED**

SALE NOTES: BANK SELLING AFTER PURCHASE AT SHERIFF SALE

**BUILT AS:** **DOWNTOWN ROW BRICK** **USED AS:** **BAR/LOUNGE**

0.0 0.0

ZONING: **CONFORMING** LAND AREA: **7000 SF** # OF UNITS: **1** YRBLT: **1912**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **2** WALL HT: **12** PARKING: **OFFSITE ADEQUAT**

BSMT AREA: **5000** TOTAL AREA: **14124** ROOF: **FLAT** CONST TYPE: **FRAME W STEEL JOIST**

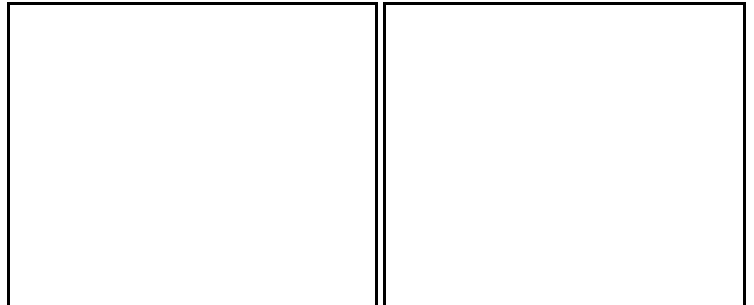
1SFLOOR AREA: **4124** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **5000** MARKETABLE AREA: **4124** AMENITIES:

PHY FR FUNC FR ECON AV MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$4.85** PR/UNIT: **\$20,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	058-34-0-30-10-010.00-0	<input type="checkbox"/> M	SVQ	96016308
DB	767	PG	284	ADDRESS:	114 E. Spring Ave				
CITY:	Conway Springs			ECONOMIC CODE:	601				

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$35,000** ADJ SALE AMT: **\$35,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: Property was not listed by realtor; sold by owners. Have not gotten buyers or sellers to return calls yet.

BUILT AS: **RETAIL SINGLE** USED AS: **BAR/LOUNGE**  
 0.0 0.0

ZONING: **CONFORMING** LAND AREA: **98 x 130** # OF UNITS: **1** YRBLT: **1930**

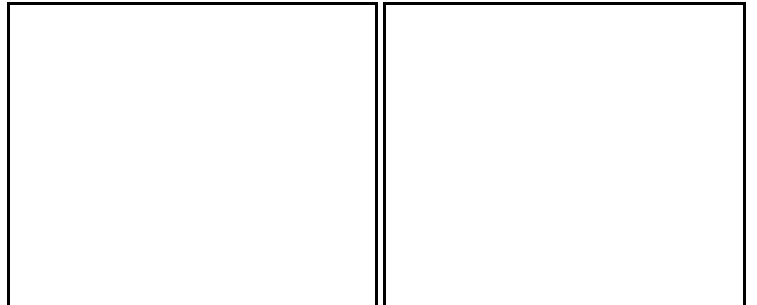
LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **11** PARKING: **ON & OFF SITE**

BSMT AREA: **0** TOTAL AREA: **1776** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**  
 1SFLOOR AREA: **1776** EXT MATERIAL: **CONC BLOCK**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **1776** AMENITIES:

PHY **FR** FUNC **FR** ECON MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$19.71** PR/UNIT: **\$35,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	027-35-0-40-29-010.00-0	<input checked="" type="checkbox"/> M	SVQ	96016039
DB	758	PG	307	ADDRESS:	204 W 5th				
CITY:	Belle Plaine			ECONOMIC CODE:	601				

SALE MONTH: **01** SALE YR: **2008** SALE AMT: **\$24,000** ADJ SALE AMT: **\$24,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNKNOWN** ADJ REASON:

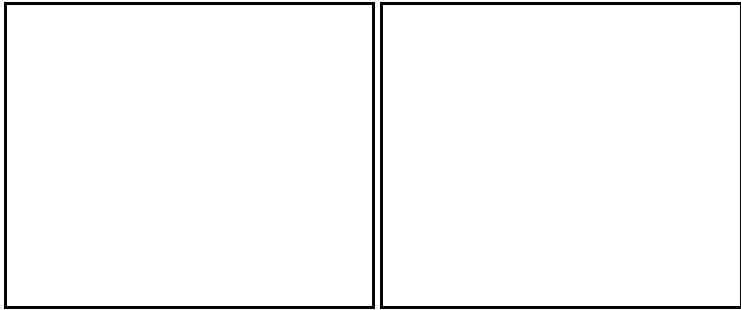
SALE NOTES: Sign in window by owner. Property was vacant over a year. Buyer felt the property was in average condition.

BUILT AS: **DOWNTOWN ROW -OTHER** USED AS: **BAR/LOUNGE**

ZONING:	CONFORMING	LAND AREA:	18 X 125	# OF UNITS:	1	YRBLT:	1915	PARKING:	
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1	WALL HT:	14	ONSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	1368	ROOF:	FLAT	CONST TYPE:	BRICK ONLY		
1SFLOOR AREA:	1368	MARKETABLE AREA:	<b>1368</b>	EXT MATERIAL:	BRICK				
UPPER FLR AREA:	0	AMENITIES:							
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$17.54** PR/UNIT: **\$24,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-31-0-20-35-001.01-0	<input type="checkbox"/> M	SVQ	18020924
DB	813	PG	131	ADDRESS:	1107 S Summit				
CITY:	Arkansas City			ECONOMIC CODE:	302				

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$86,000** ADJ SALE AMT: **\$75,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNDER 30 DAYS** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: We spoke with the seller who stated that the property had been on the market for about 1 year. The school/sellers had an appraisal done to determine sale price. Everyone who presented a bid also got bids for a new roof and new ht/ac units. These items

BUILT AS: **BAR/LOUNGE** USED AS: **BAR/LOUNGE**  
 327.0 327.0

ZONING: **NOT APPLICABLE** LAND AREA: **150 x 101 lot** # OF UNITS: **1** YRBLT: **1959**

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT: **1** WALL HT: **12** PARKING: **ON & OFF SITE**

BSMT AREA: TOTAL AREA: **2342** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **2342** EXT MATERIAL: **SIDING(VINLYL, HARDIE,ETC)**

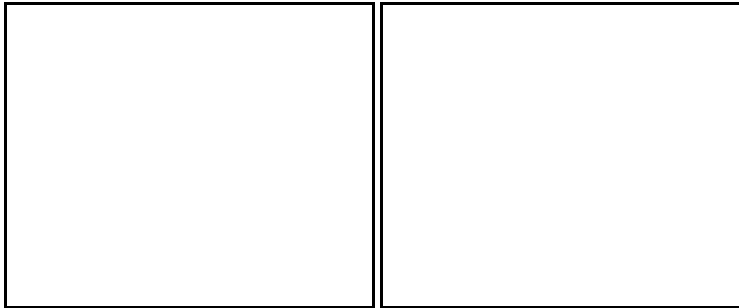
UPPER FLR AREA: MARKETABLE AREA: **2342** AMENITIES:

PHY FR FUNC FR ECON AV MONTHLY RENT: GRM:

**PROPERTY NOTES:**

&nbsp;The property is a bar and grill on the south end of Arkansas City. &nbsp;It has adequate parking available and is in average condition.--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: **AV** PR/SF: **\$32.02** PR/UNIT: **\$75,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-30-48-002.00-0	<input type="checkbox"/> M	SVQ	29017630
DB	232	PG	59*	ADDRESS:	614 W TRAIL ST				
CITY:	Dodge City			ECONOMIC CODE:	212				

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$27,000** ADJ SALE AMT: **\$27,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: SVQ INDICATES OMS---NO PP---NO OTHER INFO GIVEN

**BUILT AS:** **BAR/LOUNGE** **USED AS:** **BAR/LOUNGE**  
 327.0 327.0

ZONING: **NOT APPLICABLE** LAND AREA: **9532 SF** # OF UNITS: **1** YRBLT: **1920**

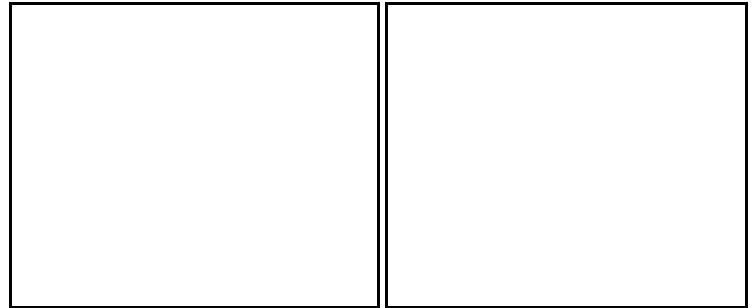
LOCATION: **NBHD SUPPORT AREA** STORY HT: **1** WALL HT: **NORM** PARKING: **ON & OFF SITE**

BSMT AREA: **0** TOTAL AREA: **1378** ROOF: **SLANT** CONST TYPE: **STEEL**  
 1SFLOOR AREA: **1378** EXT MATERIAL: **STEEL**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **1378** AMENITIES: **PORCHES AND CANOPIES**

PHY AV FUNC AV ECON AV MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$19.59** PR/UNIT: **\$27,000**





# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-40-07-004.00-0	<input type="checkbox"/> M	SVQ	56019522
DB	2009	PG	05418	ADDRESS:	1124 Commercial St				
CITY:	Emporia			ECONOMIC CODE:	212				

SALE MONTH: **03** SALE YR: **2009** SALE AMT: **\$82,500** ADJ SALE AMT: **\$82,500**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES:

**BUILT AS:** **DOWNTOWN ROW BRICK** **USED AS:** **BAR/LOUNGE**

ZONING: **CONFORMING** LAND AREA: **50x130** # OF UNITS: **1** YRBLT: **1926**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **2** WALL HT: **12** PARKING: **ON & OFF SITE**

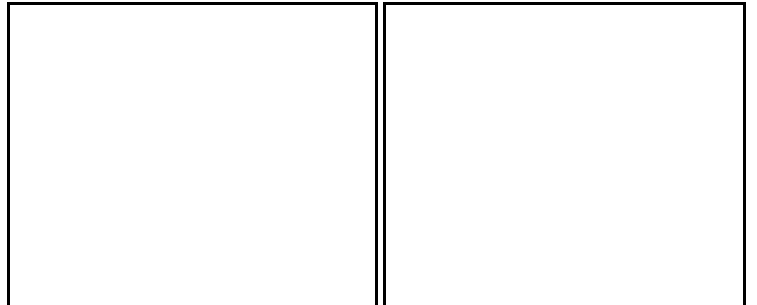
BSMT AREA: **1200** TOTAL AREA: **2380** ROOF: **FLAT** CONST TYPE: **BRICK ONLY**  
 1SFLOOR AREA: **1180** EXT MATERIAL: **BRICK**  
 UPPER FLR AREA: **1200** MARKETABLE AREA: **2380** AMENITIES:

PHY **AV** FUNC **GD** ECON **GD** MONTHLY RENT: GRM:

**PROPERTY NOTES:**

1st floor is a bar. 2nd floor has 2 living units. Behind the main structure is a 20x20 1 story living unit. Purchaser owns property adjacent.---No photo given by county

OVERALL COND: **AV** PR/SF: **\$34.66** PR/UNIT: **\$82,500**



# KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	178-33-0-20-01-001.00-0	<input type="checkbox"/> M	SVQ	18021404
DB	823	PG	14	ADDRESS:	1902 Main				
CITY:	Winfield			ECONOMIC CODE:	312				

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$217,500** ADJ SALE AMT: **\$217,500**

SALE TYPE: **NOM - BUYER APPROACHED SELLER** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: This is a vacant fast food restaurant located on the main street in Winfield, KS. I spoke with the buyer and was told that they approached the seller after the restaurant closed to buy. No appraisals were done on the property the price was agreed upon

**BUILT AS:** **FAST FOOD RESTAURANT** **USED AS:** **FAST FOOD RESTAURANT**  
 325.0 325.0

ZONING: **NOT APPLICABLE** LAND AREA: **125x179 lot** # OF UNITS: **1** YRBLT: **1988**

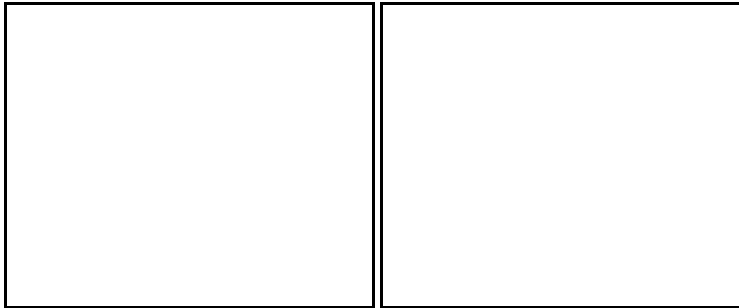
LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **11** PARKING: **ON & OFF SITE**

BSMT AREA:		TOTAL AREA:	1972	ROOF:	FLAT	CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	1972	MARKETABLE AREA:	<b>1972</b>	EXT MATERIAL:	STUCCO		
UPPER FLR AREA:		AMENITIES:					
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	GRM:			

**PROPERTY NOTES:**

This property is located in Winfield on Main street. It is a corner lot at the intersection of Main and 19th St. which is a prime location.

OVERALL COND: **AV** PR/SF: **\$110.29** PR/UNIT: **\$217,500**





# KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	093-08-0-40-07-001.00-0	<input checked="" type="checkbox"/> M	SVQ	40018927
DB	223	PG	643	ADDRESS:	1525 N MAIN ST				
CITY:	NEWTON			ECONOMIC CODE:	312				

SALE MONTH: **12** SALE YR: **2008** SALE AMT: **\$235,000** ADJ SALE AMT: **\$235,000**

SALE TYPE: **OTHER** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

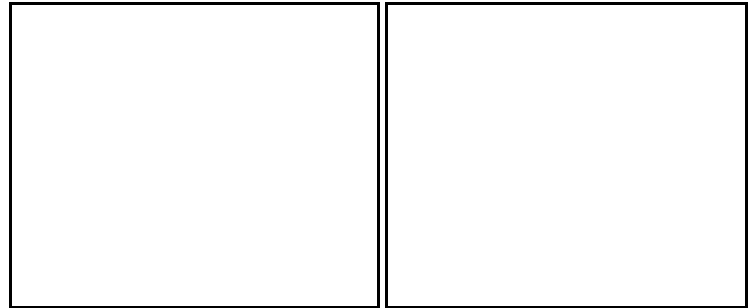
SALE NOTES: SALE IS MULTI PARCEL. ALSO INCLUDED 093-08-0-30-21-001.00-0 WHICH IS PARKING AND AN ALLEY SEPARATES THE TWO PROPERTIES

**BUILT AS:** **FRANCHISE RESTAURANT** **USED AS:** **FRANCHISE RESTAURANT**

ZONING:	CONFORMING	LAND AREA:	35,778 SQ FT	# OF UNITS:	1	YRBLT:	1992	PARKING:	ONSITE ADQ
LOCATION:	MAJOR STRIP - DECLINE	STORY HT:	1	WALL HT:	10	ROOF:	FLAT	CONST TYPE:	WOOD FRAME
BSMT AREA:	0	TOTAL AREA:	2830	EXT MATERIAL:	MAS/OTHER MIX				
1SFLOOR AREA:	2830	MARKETABLE AREA:	<b>2830</b>	AMENITIES:					
UPPER FLR AREA:	0	PHY AV	FUNC FR	ECON FR	MONTHLY RENT:	GRM:			

PROPERTY NOTES: BUILDING WAS A PIZZA HUT ON THE NORTH END OF NEWTON THAT WAS SOLD AND IS BEING REMODELED INTO CHIROPRACTIC OFFICE

OVERALL COND: **AV** PR/SF: **\$83.04** PR/UNIT: **\$235,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	195-16-0-10-01-007.00-0	<input type="checkbox"/> M	SVQ	56019361
DB	2008	PG	04105	ADDRESS:	831 W SIXTH AVE				
CITY:	Emporia			ECONOMIC CODE:	212				

SALE MONTH: **10** SALE YR: **2008** SALE AMT: **\$105,000** ADJ SALE AMT: **\$105,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES:

**BUILT AS:** **FRANCHISE RESTAURANT** **USED AS:** **FRANCHISE RESTAURANT**

321.0 321.0

ZONING: **CONFORMING** LAND AREA: **27400 sq ft** # OF UNITS: **1** YRBLT: **1965**

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT: **1** WALL HT:  PARKING: **ONSITE ADQ**

BSMT AREA: **1800** TOTAL AREA: **4380** ROOF: **PITCHED(** CONST TYPE: **BRICK/BLOCK**

1SFLOOR AREA: **2580** EXT MATERIAL: **BRICK**

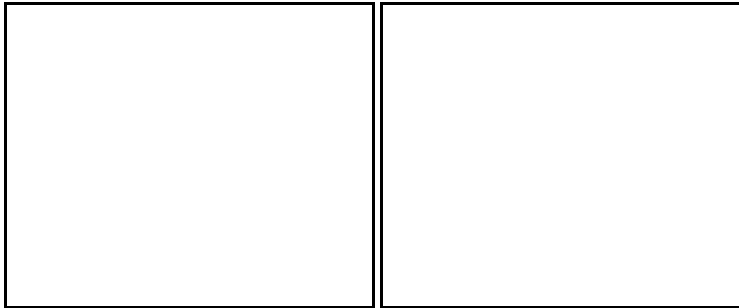
UPPER FLR AREA:  MARKETABLE AREA: **4380** AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT:  GRM:

PROPERTY NOTES:

pizza hut

OVERALL COND: **AV** PR/SF: **\$23.97** PR/UNIT: **\$105,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-31-0-40-24-001.01-0	<input type="checkbox"/> M	SVQ	18021230
DB	819	PG	589	ADDRESS:	1504 S MAIN ST				
CITY:	Arkansas City			ECONOMIC CODE:	302				

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$13,500** ADJ SALE AMT: **\$13,500**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **30 TO 180 DAYS** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: THE NEW OWNER HAD RENTED THE PROPERTY FOR THE PAST SEVERAL YEARS AND PUT ABOUT \$27,000 WORTH OF REPAIRS INTO IT. SELLER PUT ON MARKET, BUT RENTER WAS THE ONLY BIDDER. AN APPRAISAL WAS DONE AND CAME IN AT \$37,000.

BUILT AS: **SOCIAL/FRAT HALL** USED AS: **HEALTH CLUB**

ZONING: **NOT APPLICABLE** LAND AREA: **1.2 AC** # OF UNITS: **1** YRBLT: **1945**

LOCATION: **INDUSTRIAL** STORY HT: **1** WALL HT: **12** PARKING: **ON & OFF SITE**

BSMT AREA: **0** TOTAL AREA: **5324** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **5324** EXT MATERIAL: **WOOD**

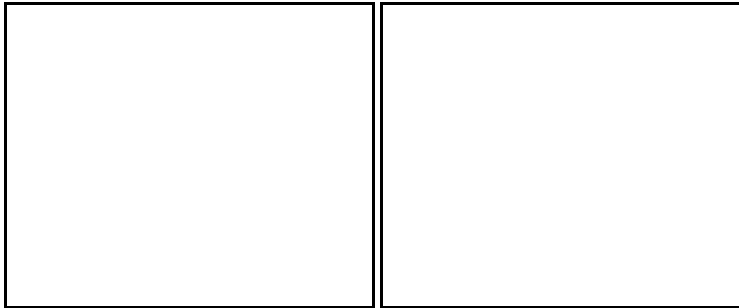
UPPER FLR AREA: **0** MARKETABLE AREA: **5324** AMENITIES:

PHY PR FUNC FR ECON PR MONTHLY RENT: **\$0.00** GRM: **#Error**

**PROPERTY NOTES:**

PROPERTY WAS BUILT AS A CLUB HOUSE FOR EMPLOYEES OF TOTAL PERTROLEUM. WHEN THEY WENT OUT OF BUSINESS, THEY GAVE IT TO THE FRATERNAL ORDER OF POLICE AND THEY IN TURN SOLD IT. THE BUILDING WAS FLOODED IN THE LATE 90'S AND HAD THREE FEET OF WATER IN IT. &nbsp;NO PICTURE PROVIDED BY COUNTY.

OVERALL COND: **PR** PR/SF: **\$2.54** PR/UNIT: **\$13,500**



# KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	026-23-0-20-10-003.00-0	<input checked="" type="checkbox"/> M	SVQ	8040461
DB	2009	PG	5811	ADDRESS:	SE Main St				
CITY: Cassoday								ECONOMIC CODE:	901

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$31,500** ADJ SALE AMT: **\$19,500**

SALE TYPE: **AUCTION - DISTRESS** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: Did not use as a valid sale. This was a multi-parcel sale that sold at auction. The seller was an estate. The price included all of the furniture, fixtures and equipment. R.E. and Pers. Prop. were not broken out at auction. Buyer said maybe \$12,000 p

BUILT AS: **RESTAURANT** USED AS: **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **14,000 sq ft** # OF UNITS: **1** YRBLT: **1879**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **9** PARKING: **OFFSITE ADQ**

BSMT AREA: TOTAL AREA: **1466** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

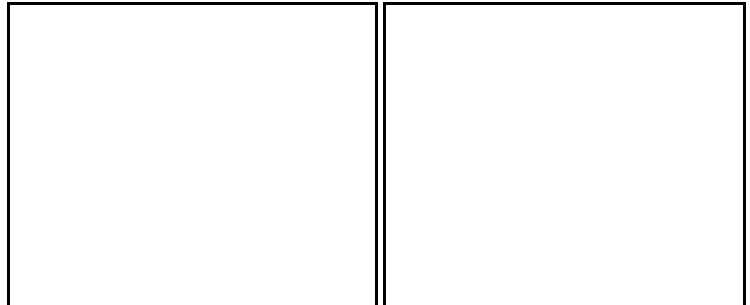
1SFLOOR AREA: **1466** EXT MATERIAL: **SIDING(VINLYL, HARDIE,ETC**

UPPER FLR AREA: MARKETABLE AREA: **1440** AMENITIES: **384 ft CF1. 12 X 16 detached RS1.**

PHY FR FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$13.54** PR/UNIT: **\$19,500**



# KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	278-33-0-40-10-005.00-0	<input checked="" type="checkbox"/> M	SVQ	57021619
DB	420	PG	706	ADDRESS:	120 N WASHINGTON				
CITY:	BURNS			ECONOMIC CODE:	901				

SALE MONTH: **12** SALE YR: **2008** SALE AMT: **\$11,000** ADJ SALE AMT: **\$11,000**

SALE TYPE: **AUCTION -NON-DISTRESS** MKT TIME: **UNKNOWN** ADJ REASON **NOT ADJUSTED**

SALE NOTES: AUCTION SALE; CASH; PARCELS 278-33-0-40-10-002.00-0, 278-33-0-40-10-004.00-0; 278-33-0-40-10-006.00-0

**BUILT AS:** **DOWNTOWN ROW BRICK** **USED AS:** **RESTAURANT**

ZONING: **CONFORMING** LAND AREA: **24400 sf** # OF UNITS: **1** YRBLT: **1930**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **12** PARKING: **ON & OFF SITE**

BSMT AREA: **0.0** TOTAL AREA: **1912** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

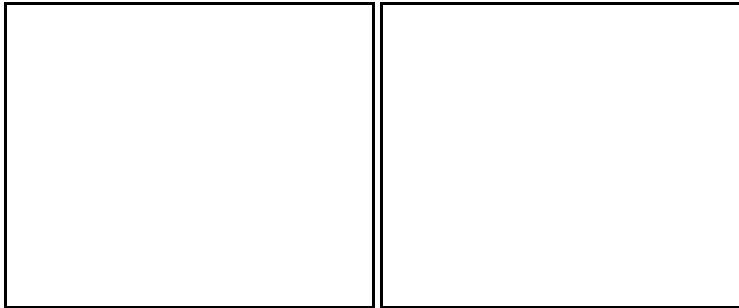
1SFLOOR AREA: **1912** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **0.0** MARKETABLE AREA: **1912** AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

**PROPERTY NOTES:**  
1800 SF WH=12; 112 SF WH=8, EXT=WD FRAME

OVERALL COND: **AV** PR/SF: **\$5.75** PR/UNIT: **\$11,000**





# KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	089-29-0-20-17-010.00-0	<input type="checkbox"/> M	SVQ	8040419
DB	2009	PG	5597	ADDRESS:	118 E. Marshall Ave.				
CITY: Potwin				ECONOMIC CODE:			801		

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$8,000** ADJ SALE AMT: **\$8,000**

SALE TYPE: **AUCTION -NON-DISTRESS** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: auction was well advertised. They paid market value for the property. Was on the open market for a couple of months.

**BUILT AS:** **RESIDENCE CONVERSION** **USED AS:** **RESTAURANT**

ZONING: **CONFORMING** LAND AREA: **14000 SF** # OF UNITS: **1** YRBLT: **1920**

LOCATION: **DOWNTOWN - SECONDARY** STORY HT: **1** WALL HT: **8** PARKING: **OFFSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **1464** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**  
 1SFLOOR AREA: **1464** EXT MATERIAL: **WOOD**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **1464** AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:  
 Modified house for the use of commercial grade kitchen appliances

OVERALL COND: **FR** PR/SF: **\$5.46** PR/UNIT: **\$8,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	232-03-0-40-03-007.00-0	<input type="checkbox"/> M	SVQ	25003865
DB	97	PG	340	ADDRESS:	417 KANSAS				
CITY:	Longton			ECONOMIC CODE:	801				

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$18,000** ADJ SALE AMT: **\$10,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: CAFÉ IN LONGTON--PP \$8000 FOR RESTAURANT EQUIPMENT

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **22 X 158** # OF UNITS: **1** YRBLT: **1890**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **12** PARKING: **OFFSITE ADEQUAT**

BSMT AREA: **0** TOTAL AREA: **1660** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

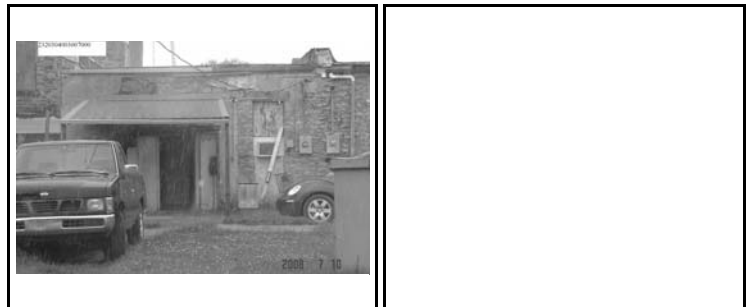
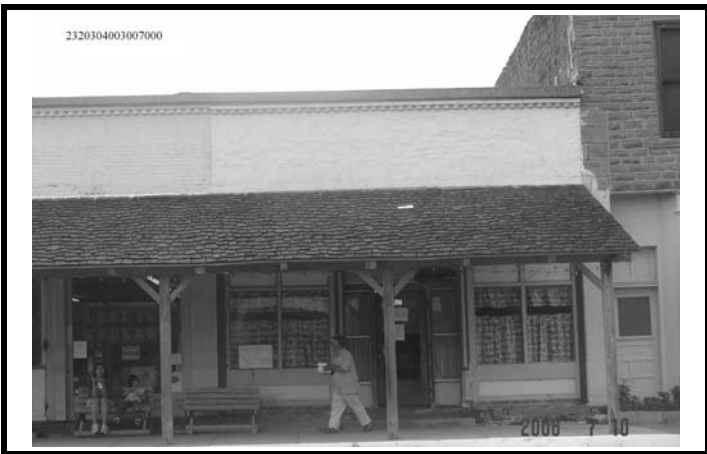
1SFLOOR AREA: **1660** EXT MATERIAL: **STONE**

UPPER FLR AREA: **0** MARKETABLE AREA: **1660** AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$6.02** PR/UNIT: **\$10,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	073-05-0-10-22-001.00-0	<input type="checkbox"/> M	SVQ	18021616
DB	827	PG	231	ADDRESS:	121 E 1st				
CITY:	Udall			ECONOMIC CODE:	701				

SALE MONTH: **12** SALE YR: **2008** SALE AMT: **\$50,000** ADJ SALE AMT: **\$50,000**

SALE TYPE: **AUCTION -NON-DISTRESS** MKT TIME: **UNKNOWN** ADJ REASON **NOT ADJUSTED**

SALE NOTES: Property sold at auction. Was well attended and well advertised. Did include all the personal property grill, sinks, booths, tables & chairs, ovens, dishes, etc. This amount not seperated from the real estate.

**BUILT AS:** **DOWNTOWN ROW BRICK** **USED AS:** **RESTAURANT**

ZONING: **CONFORMING** LAND AREA: **45x110 lot** # OF UNITS: **1** YRBLT: **1915**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **14** PARKING: **OFFSITE ADQ**

BSMT AREA: **1100** TOTAL AREA: **3350** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**  
 1SFLOOR AREA: **2250** EXT MATERIAL: **BRICK**  
 UPPER FLR AREA: **MARKETABLE AREA: 2250** AMENITIES:

PHY **AV** FUNC **AV** ECON **FR** MONTHLY RENT: GRM:

PROPERTY NOTES: Property is a restaurant in the small town of Udall in Cowley county. Buildings are in average condition but very little business in this small town. Personal property included in sale.

OVERALL COND: **AV** PR/SF: **\$22.22** PR/UNIT: **\$50,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	069-29-0-10-06-001.00-0	<input type="checkbox"/> M	SVQ	40018158
DB	221	PG	539	ADDRESS:	307 W Dean St				
CITY:	Burrton			ECONOMIC CODE:	701				

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$135,000** ADJ SALE AMT: **\$135,000**

SALE TYPE: **OPEN MARKET-FSBO** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: Sale price included personal property but no amount was assigned to personal property. Also 10-31 exchange for another property

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **.72 acres** # OF UNITS: **1** YRBLT: **1965**

LOCATION: **SECONDARY STRIP** STORY HT: **1** WALL HT: **typical** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **3084** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **3084** EXT MATERIAL: **BRICK**

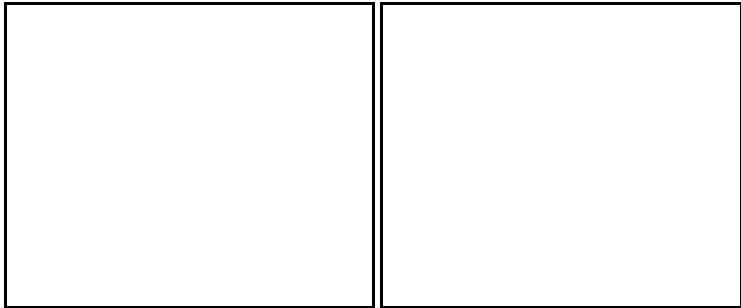
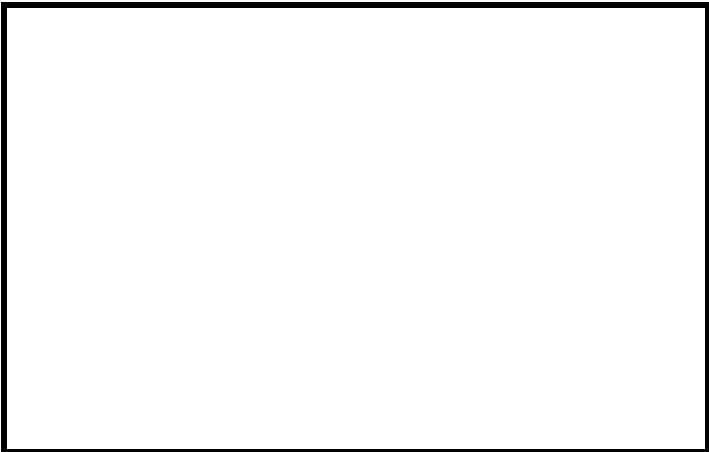
UPPER FLR AREA: **0** MARKETABLE AREA: **3084** AMENITIES: **Fireplace**

PHY **AV** FUNC **AV** ECON **FR** MONTHLY RENT: GRM:

**PROPERTY NOTES:**

Property is located on HWY 50. &nbsp;This property has sold several times and most restaurants in business here do not stay very long. &nbsp;Burrton is a depressed town. NO PICTURE PROVIDED

OVERALL COND: **AV** PR/SF: **\$43.77** PR/UNIT: **\$135,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	074-18-0-30-10-009.00-0	<input type="checkbox"/> M	SVQ	8040995
DB	2009	PG	9479	ADDRESS:	213 S. Main Street				
CITY:	Whitewater			ECONOMIC CODE:	701				

SALE MONTH: **01** SALE YR: **2009** SALE AMT: **\$49,000** ADJ SALE AMT: **\$24,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: 25,000 was personal property: Restaurant equipment, Tables, Chairs, etc.

**BUILT AS:** **DOWNTOWN ROW BRICK** **USED AS:** **RESTAURANT**

ZONING: **CONFORMING** LAND AREA: **3594 SF** # OF UNITS: **1** YRBLT: **1945**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **10** PARKING: **OFFSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **1300** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **1300** EXT MATERIAL: **WOOD**

UPPER FLR AREA: **0** MARKETABLE AREA: **1300** AMENITIES: **Coolers and freezers outside.**

PHY AV FUNC AV ECON AV MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$18.46** PR/UNIT: **\$24,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	184-17-0-10-10-001.00-0	<input type="checkbox"/> M	SVQ	96016479
DB	772	PG	456	ADDRESS:	121 N. Main				
CITY:	Argonia			ECONOMIC CODE:	701				

SALE MONTH: **10** SALE YR: **2008** SALE AMT: **\$35,000** ADJ SALE AMT: **\$35,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **180 TO 365 DAYS** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: This property was listed on the open market by Jeff Lange Real Estate for approximately 6 -12 months. The asking price was \$45,000, but sold for \$35,000. There was some PP involved in the sale, but the amount was not disclosed in the contract of the sale

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **50 x 140** # OF UNITS: **1** YRBLT: **1982**

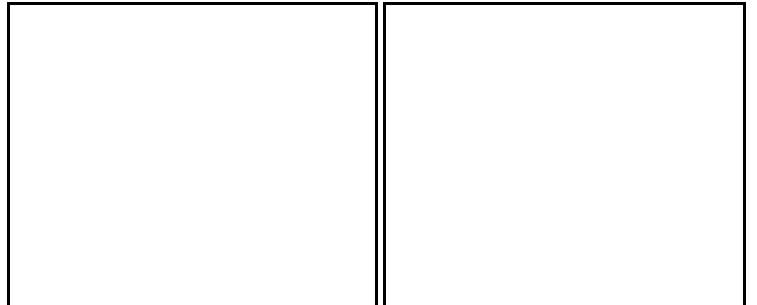
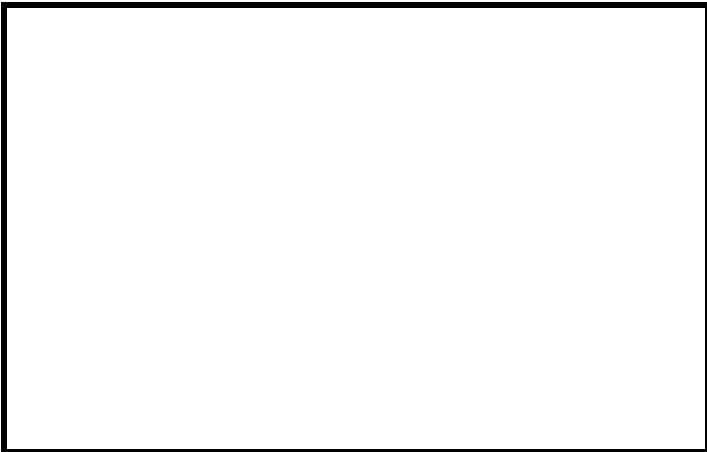
LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **9** PARKING: **ON & OFF SITE**

BSMT AREA: **0** TOTAL AREA: **1830** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**  
 1SFLOOR AREA: **1830** EXT MATERIAL: **CONC BLOCK**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **1830** AMENITIES:

PHY **FR** FUNC **AV** ECON **FR** MONTHLY RENT: GRM:

PROPERTY NOTES:  
 NO PHOTO GIVEN BY COUNTY

OVERALL COND: **FR** PR/SF: **\$19.13** PR/UNIT: **\$35,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	131-11-0-10-01-002.00-0	<input type="checkbox"/> M	SVQ	56019262
DB	2008	PG	3509	ADDRESS:	622 MAIN				
CITY: Americus				ECONOMIC CODE:			701		

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$66,500** ADJ SALE AMT: **\$44,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON **PP/BUS. INT REMOVED**

SALE NOTES: SVQ INDICATES OPEN MKT SALE--\$22,500 IN PP FOR REST. EQUIP--NO OTHER INFO GIVEN

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **25 X 130** # OF UNITS: **1** YRBLT: **1981**

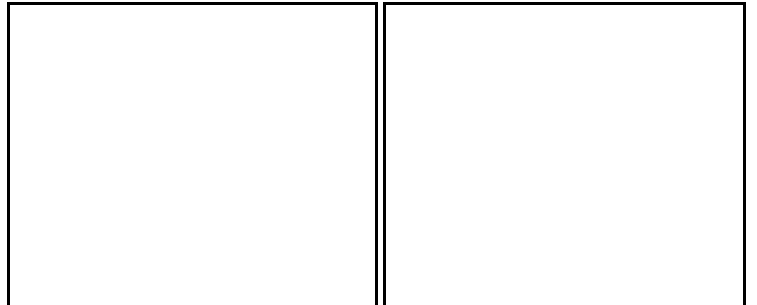
LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **12** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **2485** ROOF: **SLANT** CONST TYPE: **BLOCK ONLY**  
 1SFLOOR AREA: **2485** EXT MATERIAL: **CONC BLK**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **2485** AMENITIES:

PHY **AV** FUNC **FR** ECON **FR** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:  
 BRECKINRIDGE COUNTY CAFÉ-- NO PHOTO

OVERALL COND: **AV** PR/SF: **\$17.71** PR/UNIT: **\$44,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	RUSH	083	REGION	NC	PIN	088-33-0-40-13-009.00-0	<input type="checkbox"/> M	SVQ	83003735
DB	57	PG	721	ADDRESS:	701 MAIN ST				
CITY:	La Crosse			ECONOMIC CODE:	611				

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$31,500** ADJ SALE AMT: **\$25,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **180 TO 360 DAYS** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: \$6,500 IN PP

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **2064 SF** # OF UNITS: **1** YRBLT: **1896**

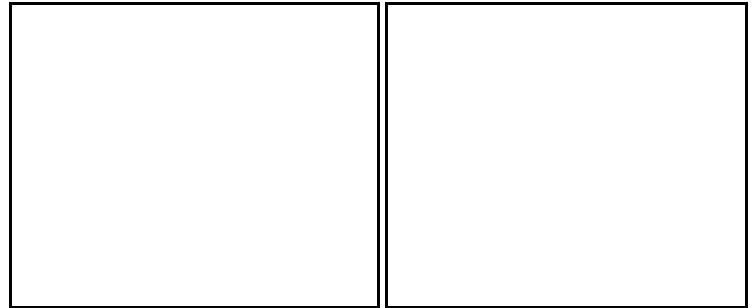
LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **12** PARKING: **OFFSITE ADEQUAT**

BSMT AREA: **0** TOTAL AREA: **2100** ROOF: **SLANT** CONST TYPE: **BRICK/BLK**  
 1SFLOOR AREA: **2100** EXT MATERIAL: **WOOD**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **2100** AMENITIES:

PHY **FR** FUNC **FR** ECON **FR** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:  
 NO PICTURE PROVIDED

OVERALL COND: **FR** PR/SF: **\$11.90** PR/UNIT: **\$25,000**





# KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	119-32-0-30-39-005.00-0	<input type="checkbox"/> M	SVQ	57012557
DB	M193	PG	605	ADDRESS:	214 E MAIN				
CITY:	MARION			ECONOMIC CODE:	611				

SALE MONTH: **10** SALE YR: **2008** SALE AMT: **\$50,000** ADJ SALE AMT: **\$50,000**

SALE TYPE: **CONTRACT/FINANCING** MKT TIME: **UNKNOWN** ADJ REASON **NOT ADJUSTED**

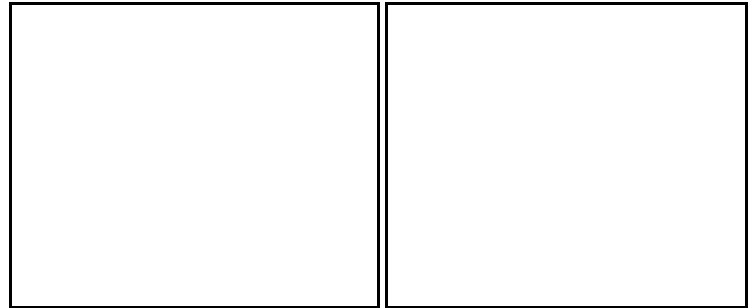
SALE NOTES: SELLER FINANCING

**BUILT AS:** **DOWNTOWN ROW -OTHER** **USED AS:** **RESTAURANT**

ZONING:	CONFORMING	LAND AREA:	2875 SQFT	# OF UNITS:	1	YRBLT:	1886	PARKING:	
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2	WALL HT:	11	ONSITE ADQ			
BSMT AREA:	1375	TOTAL AREA:	7157	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	2891	MARKETABLE AREA:	<b>2891</b>	EXT MATERIAL:	STONE	AMENITIES:			
UPPER FLR AREA:	2891								
PHY	AV	FUNC	FR	ECON	FR	MONTHLY RENT:		GRM:	

PROPERTY NOTES:  
NO PHOTO GIVEN BY COUNTY

OVERALL COND: **FR** PR/SF: **\$17.30** PR/UNIT: **\$50,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	CHAUTAUQUA	010	REGION	SE	PIN	152-03-0-10-01-014.00-0	<input type="checkbox"/> M	SVQ	10004674
DB	142	PG	889	ADDRESS:	115 S SCHOOL				
CITY:	Sedan			ECONOMIC CODE:	611				

SALE MONTH: **10** SALE YR: **2008** SALE AMT: **\$75,000** ADJ SALE AMT: **\$74,000**

SALE TYPE: **NOM - BUYER APPROACHED SELLER** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: PER BUYER ONLY \$1,000 IN PERSONAL PROPERTY, MOST EQUIPMENT RENTED-----WAS CURRENTLY BEING OPERATED AS A RESTAURANT--JUST GAVE NEW OWNER KEY AND LEFT

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **11887 SF** # OF UNITS: **1** YRBLT: **1956**

LOCATION: **SECONDARY STRIP** STORY HT: **1** WALL HT: **09** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **3632** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**  
 1SFLOOR AREA: **3632** EXT MATERIAL: **CONC BLK**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **3632** AMENITIES: **(1) 6 X 40 CANOPY AND (1) 4 X 6 CANOPY**

PHY AV FUNC AV ECON AV MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:  
RANCH RESTAURANT

OVERALL COND: **AV** PR/SF: **\$20.37** PR/UNIT: **\$74,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	321-02-0-40-31-005.00-0	<input type="checkbox"/> M	SVQ	96016564
DB	774	PG	618	ADDRESS:	624 S. Main				
CITY:	Caldwell			ECONOMIC CODE:	601				

SALE MONTH:  SALE YR:  SALE AMT:  ADJ SALE AMT:

SALE TYPE:  MKT TIME:  ADJ REASON

SALE NOTES: Seller stated he wanted to sell; the buyer was working for the seller as the restaurant manager, so she did what she could to make the purchase happen.

BUILT AS:  USED AS:

ZONING:  LAND AREA:  # OF UNITS:  YRBLT:

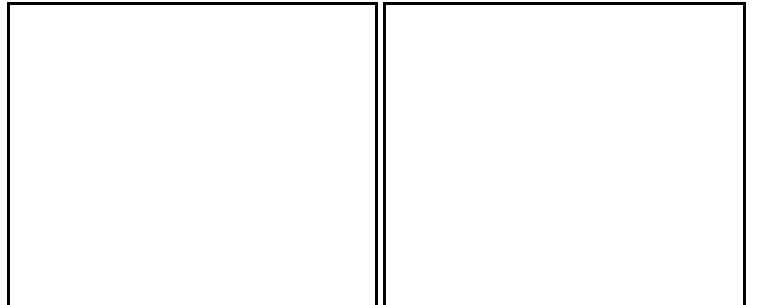
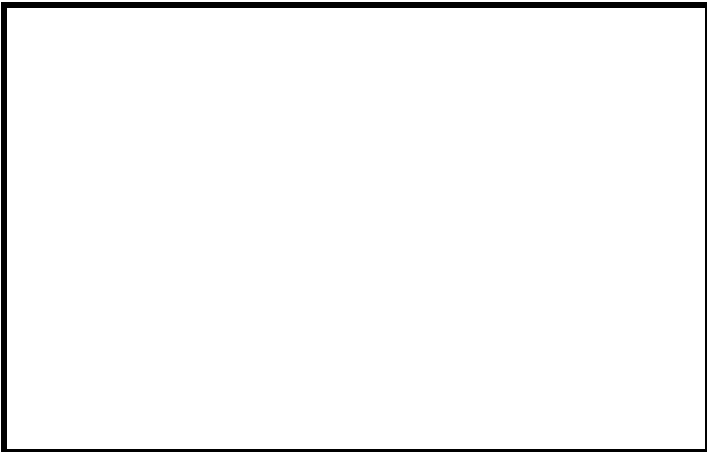
LOCATION:  STORY HT:  WALL HT:  PARKING:

BSMT AREA:  TOTAL AREA:  ROOF:  CONST TYPE:   
 1SFLOOR AREA:  EXT MATERIAL:   
 UPPER FLR AREA:  MARKETABLE AREA:  AMENITIES:

PHY  FUNC  ECON  MONTHLY RENT:  GRM:

PROPERTY NOTES:  
NO PHOTO PROVIDED

OVERALL COND:  PR/SF:  PR/UNIT:



# KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	306-24-0-10-17-001.00-0	<input type="checkbox"/> M	SVQ	18020779
DB	809	PG	783	ADDRESS:	1515 N Summit				
CITY:	Arkansas City			ECONOMIC CODE:	302				

SALE MONTH: **01** SALE YR: **2008** SALE AMT: **\$87,600** ADJ SALE AMT: **\$87,600**

SALE TYPE: **NOM - BUYER APPROACHED SELLER** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: This property had never been listed on the market. The Sonic Drive-In had purchased land across the street and relocated their. This property was the old drive-in. The owners of the property next door approached them to buy after their move. No appr

BUILT AS: **FRANCHISE RESTAURANT** USED AS: **RESTAURANT**

ZONING: **CONFORMING** LAND AREA: **140 x 132** # OF UNITS: **1** YRBLT: **1970**

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT: **1** WALL HT: **10** PARKING: **ON & OFF SITE**

BSMT AREA:  TOTAL AREA: **1150** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **1150** EXT MATERIAL: **SIDING(VINLYL, HARDIE,ETC**

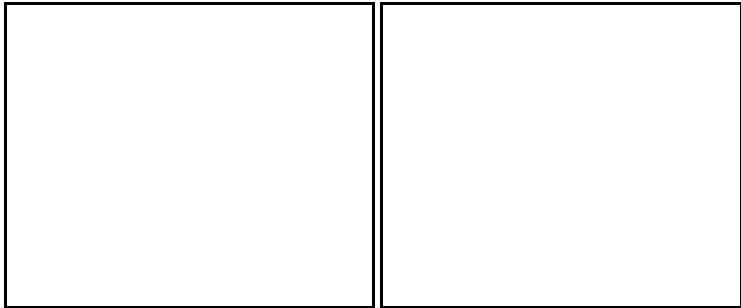
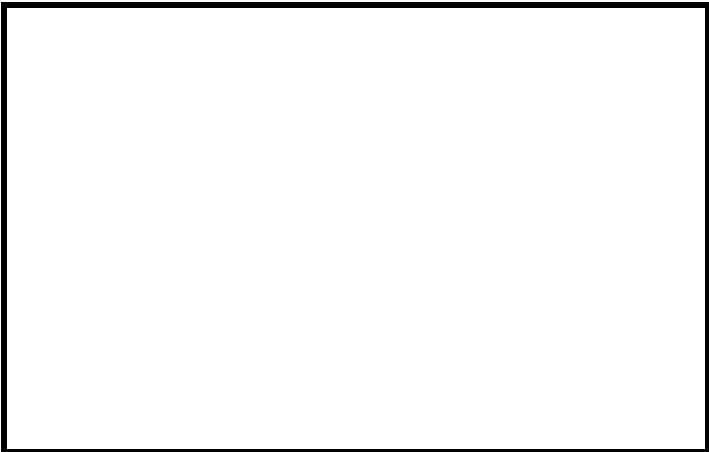
UPPER FLR AREA:  MARKETABLE AREA: **1150** AMENITIES:

PHY AV FUNC AV ECON GD MONTHLY RENT:  GRM:

**PROPERTY NOTES:**

&nbsp;&nbsp;&nbsp;This property is located in Arkansas City &nbsp;&nbsp;&nbsp;on its main street. &nbsp;&nbsp;&nbsp;The buyers purchased for the land and not the existing building. &nbsp;&nbsp;&nbsp;They &nbsp;&nbsp;&nbsp;bought location as this was prime. &nbsp;&nbsp;&nbsp;It will become the Ark Valley Credit Union.

OVERALL COND: **FR** PR/SF: **\$76.17** PR/UNIT: **\$87,600**





# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	088-27-0-40-19-014.00-0	<input type="checkbox"/> M	SVQ	29017562
DB	122	PG	280	ADDRESS: 2001 W WYATT EARP					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH: **01** SALE YR: **2008** SALE AMT: **\$100,000** ADJ SALE AMT: **\$100,000**

SALE TYPE: **CONTRACT/FINANCING** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: CONTRACT SALE---NO PP---NO OTHER INFO GIVEN

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **NOT APPLICABLE** LAND AREA: **15709 SF** # OF UNITS: **1** YRBLT: **1965**

LOCATION: **MAJOR STRIP- STABLE/DEVELOPING** STORY HT: **1** WALL HT: **NORM** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **1560** ROOF: **SLANT** CONST TYPE: **FRAME**  
 1SFLOOR AREA: **1560** EXT MATERIAL: **BLOCK**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **1560** AMENITIES: **5265 SF ASPH/CONC. PAV**

PHY **AV** FUNC **AV** ECON **AV** MONTHLY RENT: **\$0.00** GRM: **#Error**

**PROPERTY NOTES:**

HAS CANOPIES, ENCLOSED ENTRY, UTILITY BLDG

OVERALL COND: **AV**

PR/SF: **\$64.10**

PR/UNIT: **\$100,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	195-15-0-10-07-006.01-0	<input type="checkbox"/> M	SVQ	56019316
DB	2008	PG	3852	ADDRESS:	7 E. 6TH				
CITY:	Emporia				ECONOMIC CODE:	212			

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$35,000** ADJ SALE AMT: **\$35,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: SVQ INDICATES OPEN MKT SALE-NO PP--NO OTHER INFO GIVEN  
SVQ INDICATES A SINGLE FAMILY RESIDENCE BUT, COST LADDER SHOWS THREE FOOLS CAFÉ

**BUILT AS:** **DOWNTOWN ROW BRICK**

**USED AS:** **RESTAURANT**

0.0

0.0

ZONING: **CONFORMING** LAND AREA: **20 X 50** # OF UNITS: **1** YRBLT: **1920**

PARKING:

LOCATION: **SECONDARY STRIP** STORY HT: **2** WALL HT: **12** OFFSITE ADEQUAT

BSMT AREA: **940** TOTAL AREA: **2804** ROOF: **FLAT** CONST TYPE: **BRICK ONLY**

1SFLOOR AREA: **924** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **940** MARKETABLE AREA: **924** AMENITIES:

PHY AV FUNC FR ECON FR MONTHLY RENT: **\$0.00** GRM: **#Error**

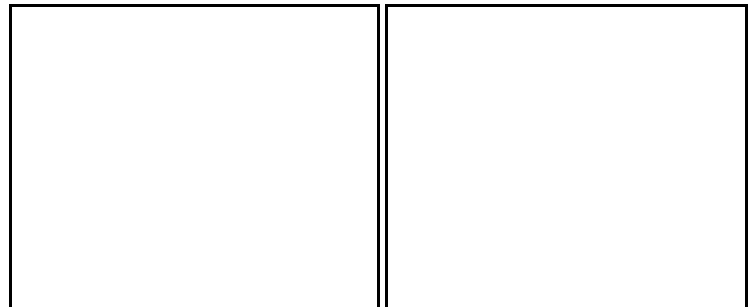
PROPERTY NOTES:

NO PHOTO

OVERALL COND: **FR**

PR/SF: **\$37.88**

PR/UNIT: **\$35,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-05-0-30-01-010.01-0	<input type="checkbox"/> M	SVQ	56018904
DB	476	PG	775	ADDRESS:	2920 WEST 18TH AVE				
CITY:	Emporia			ECONOMIC CODE:	212				

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$1,320,000** ADJ SALE AMT: **\$1,320,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: SVQ INDICATES OPEN MKT SALE---NO PP--NO OTHER INFO GIVEN

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **72300 SF** # OF UNITS: **1** YRBLT: **2007**

PARKING: **ONSITE ADEQUATE**

LOCATION: **DOWNTOWN -SECONDARY** STORY HT: **1** WALL HT: **NORM**

BSMT AREA: **0** TOTAL AREA: **3400** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **3400** EXT MATERIAL: **MAS/OTHER MIX**

UPPER FLR AREA: **0** MARKETABLE AREA: **3400** AMENITIES:

PHY **GD** FUNC **AV** ECON **AV** MONTHLY RENT: **\$0.00** GRM: **#Error**

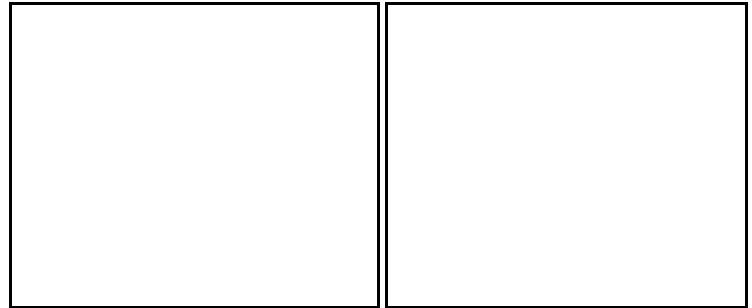
**PROPERTY NOTES:**

PIZZA HUT

OVERALL COND: **GD**

PR/SF: **\$388.24**

PR/UNIT: **\$1,320,000**





# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-40-35-002.00-0	<input type="checkbox"/> M	SVQ	56018950		
DB	476	PG	930*	ADDRESS: 726 COMMERCIAL							
CITY: Emporia								ECONOMIC CODE:	212		

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$35,000** ADJ SALE AMT: **\$35,000**

SALE TYPE: **NOM - BUYER APPROACHED SELLER** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: BUYER CONTACTED SELLER---NO PP

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **10790 SF** # OF UNITS: **1** YRBLT: **1920**

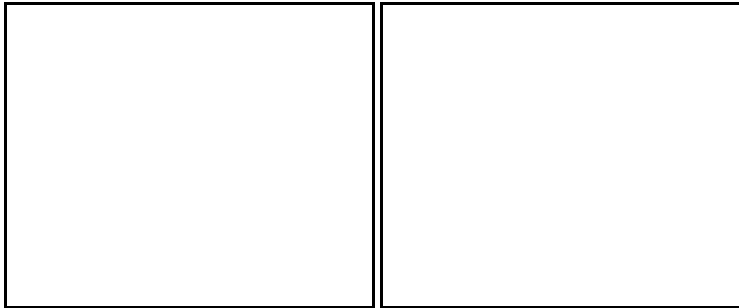
LOCATION: **DOWNTOWN - SECONDARY** STORY HT: **1** WALL HT: **NORM** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **700** ROOF:  CONST TYPE: **BRICK ONLY**  
 1SFLOOR AREA: **700** EXT MATERIAL: **OTHER-SPECIFY**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **700** AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:  
 OLD RAIL CAR MADE INTO RESTAURANT

OVERALL COND: **AV** PR/SF: **\$50.00** PR/UNIT: **\$35,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	086-23-0-10-20-007.02-0	<input checked="" type="checkbox"/> M	SVQ	29018397		
DB	234	PG	274	ADDRESS: 104 SOULE ST							
CITY: DODGE CITY								ECONOMIC CODE:	212		

SALE MONTH: **05** SALE YR: **2009** SALE AMT: **\$200,000** ADJ SALE AMT: **\$200,000**

SALE TYPE: **FI SALE OF PREV FORECLOSED** MKT TIME: **UNKNOWN** ADJ REASON **NOT ADJUSTED**

SALE NOTES: THIS INCLUDES PARCEL #086-23-0-10-22-004.01-0

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **19,834** # OF UNITS: **1** YRBLT: **1957**

LOCATION: **SECONDARY STRIP** STORY HT: **1** WALL HT: **12** PARKING: **OFFSITE ADQ**

BSMT AREA: TOTAL AREA: **7800** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

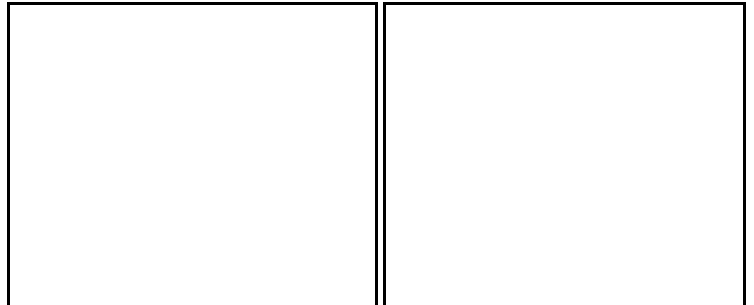
1SFLOOR AREA: **7800** EXT MATERIAL: **CONC BLOCK**

UPPER FLR AREA: MARKETABLE AREA: **7800** AMENITIES: **CONCRETE PAVING**

PHY **FR** FUNC **FR** ECON **AV** MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$25.64** PR/UNIT: **\$200,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-40-07-028.00-0	<input type="checkbox"/> M	SVQ	56019017
DB	478	PG	108	ADDRESS:	2144 W HWY 50				
CITY:	Emporia			ECONOMIC CODE:	212				

SALE MONTH: **05** SALE YR: **2008** SALE AMT: **\$315,000** ADJ SALE AMT: **\$315,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: SVQ INDICATES OPEN MKT SALE--NO PP--NO OTHER INFO GIVEN

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **1.10 AC** # OF UNITS: **1** YRBLT: **1973**

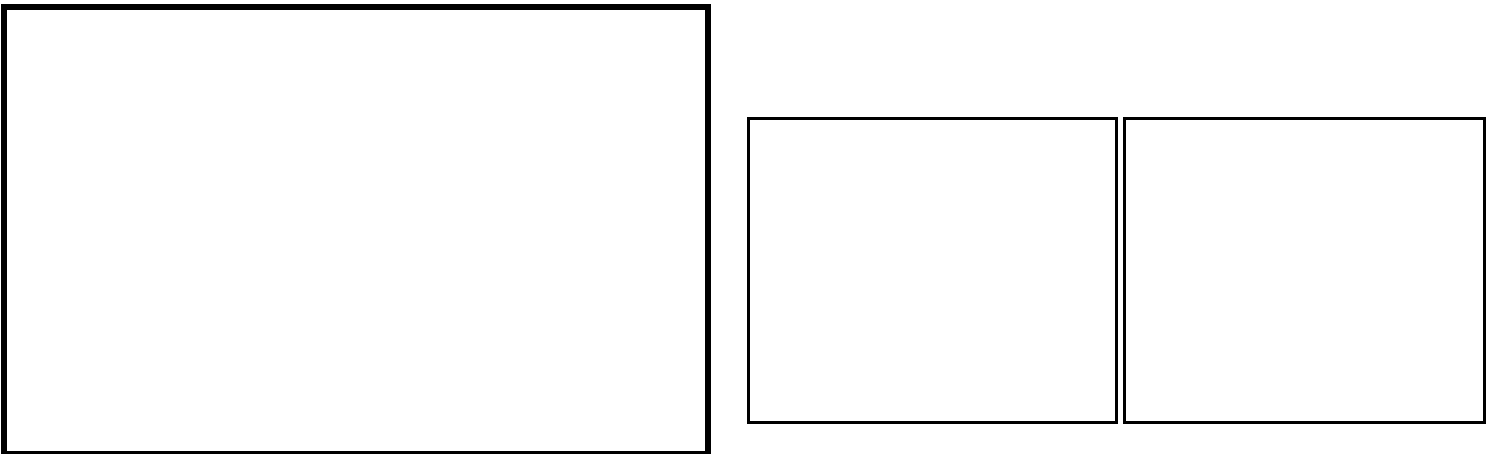
LOCATION: **MAJOR STRIP- STABLE/DEVELOPING** STORY HT: **1** WALL HT: **8** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **5503** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**  
 1SFLOOR AREA: **5503** EXT MATERIAL: **MAS/OTHER MIX**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **5503** AMENITIES: **43000 SF CONC. PAVING**

PHY **AV** FUNC **AV** ECON **AV** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:  
 CARLOS O'KELLY'S--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: **AV** PR/SF: **\$57.24** PR/UNIT: **\$315,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-25-0-30-40-006.00-0	<input type="checkbox"/> M	SVQ	29017677	
DB	232	PG	215	ADDRESS: 608 E WYATT EARP						
CITY: Dodge City								ECONOMIC CODE:	212	

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$67,500** ADJ SALE AMT: **\$67,500**

SALE TYPE: **CONTRACT/FINANCING** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: THIS IS EL MEZON RESTAURANTE--BUYER WAS PURCHASING UNDER CONTRACT

**BUILT AS:** **RESTAURANT** **USED AS:** **RESTAURANT**  
 321.0 321.0

ZONING: **CONFORMING** LAND AREA: **12363 SF** # OF UNITS: **1** YRBLT: **1950**

LOCATION: **MAJOR STRIP- STABLE/DEVELOPING** STORY HT: **1** WALL HT: **12** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **2100** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

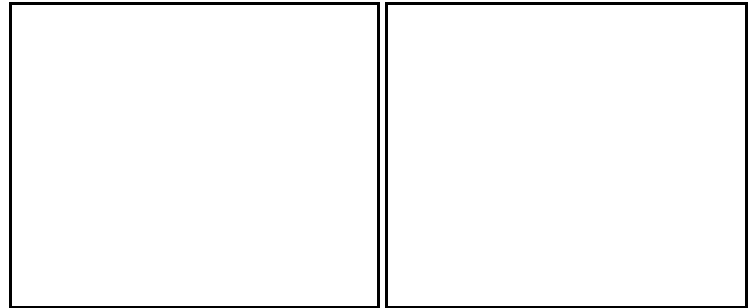
1SFLOOR AREA: **2100** EXT MATERIAL: **WOOD**

UPPER FLR AREA: **0** MARKETABLE AREA: **2100** AMENITIES: **(1) 10 X 10 OVRHD---6268 SF &nbsp;  ASPHALT PAV--- 810 SF CONC. PAV**

PHY **FR** FUNC **FR** ECON **FR** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$32.14** PR/UNIT: **\$67,500**



# KANSAS SALES BASE - SALE REPORT

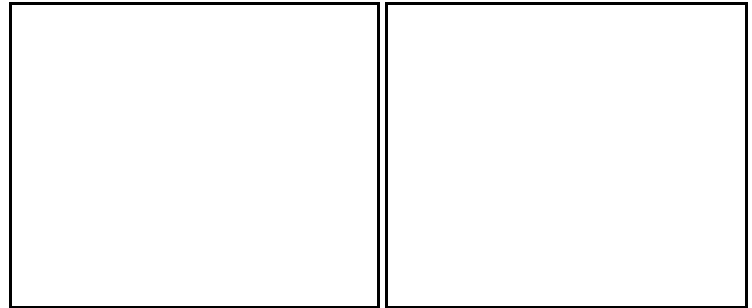
COUNTY	FINNEY	028	REGION	SW	PIN	275-16-0-30-01-006.00-0	<input type="checkbox"/> M	SVQ	28016420
DB	284	PG	41	ADDRESS:	2503 E HWY 50				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH:	02	SALE YR:	2008	SALE AMT:	\$299,000	ADJ SALE AMT:	\$239,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	180 TO 360 DAYS		ADJ REASON	PP/BUS. INT REMOVED
SALE NOTES:	\$60,000 IN PP						

<b>BUILT AS:</b>	RESTAURANT		<b>USED AS:</b>	RESTAURANT						
	321.0			321.0						
ZONING:	CONFORMING	LAND AREA:	32583 SF	# OF UNITS:	1	YRBLT:	1978	PARKING:	ONSITE ADEQUATE	
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING		STORY HT:	1	WALL HT:	10	ROOF:	SLANT	CONST TYPE:	WOOD FRAME
BSMT AREA:	0	TOTAL AREA:	4352	EXT MATERIAL:	BRICK					
1SFLOOR AREA:	4352	MARKETABLE AREA:	4352	AMENITIES:						
UPPER FLR AREA:	0									
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	\$0.00	GRM:	#Error				

**PROPERTY NOTES:**  
 Restaurant was with Best Western Hotel until hotel was sold in 10-2003. Restaurant is also next to a exit off & on Hwy 83 & Hwy 50-intersection. These 2 Hwys are the 2 main hwys in Garden City. Hwy 50 Dodge City thru Colorado--Hwy 83 Scott City & Liberal

OVERALL COND: **AV**      PR/SF: **\$54.92**      PR/UNIT: **\$239,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	CHAUTAUQUA	010	REGION	SE	PIN	108-34-0-30-02-010.00-0	<input type="checkbox"/> M	SVQ	10004617	
DB	141	PG	583	ADDRESS: 500 W CHEROKEE						
CITY: Sedan								ECONOMIC CODE:	611	

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$35,000** ADJ SALE AMT: **\$35,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: MASONIC LODGE LOCATED IN A RESIDENTIAL NBHD--WILL USE AS RESIDENTIAL--SMALL LOT

**BUILT AS:** **SOCIAL/FRAT HALL** **USED AS:** **SOCIAL/FRAT HALL**  
 367.0 367.0

ZONING: **NONCONFORMING** LAND AREA: **17426 SF** # OF UNITS: **1** YRBLT: **1983**

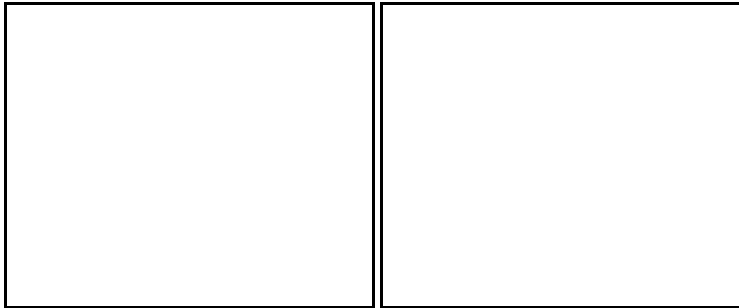
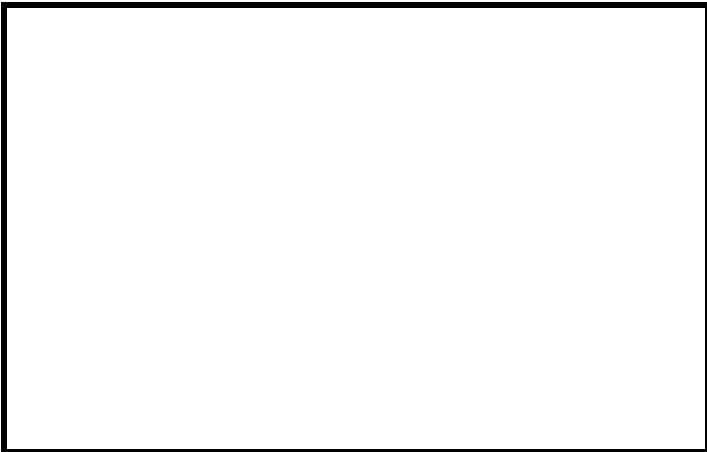
LOCATION: **NBHD SUPPORT AREA** STORY HT: **1** WALL HT: **10** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **6048** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**  
 1SFLOOR AREA: **6048** EXT MATERIAL: **STEEL**  
 UPPER FLR AREA: **0** MARKETABLE AREA: **6048** AMENITIES: **618 SF CONC. PAVING**

PHY **FR** FUNC **FR** ECON **FR** MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:  
 NO PICTURE PROVIDED BY COUNTY

OVERALL COND: **FR** PR/SF: **\$5.79** PR/UNIT: **\$35,000**



# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	058-33-0-40-24-002.00-0	<input type="checkbox"/> M	SVQ	96016390
DB	770	PG	009	ADDRESS:	103 W. Spring Ave				
CITY:	Conway Springs			ECONOMIC CODE:	601				

SALE MONTH: **08** SALE YR: **2008** SALE AMT: **\$22,500** ADJ SALE AMT: **\$22,500**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

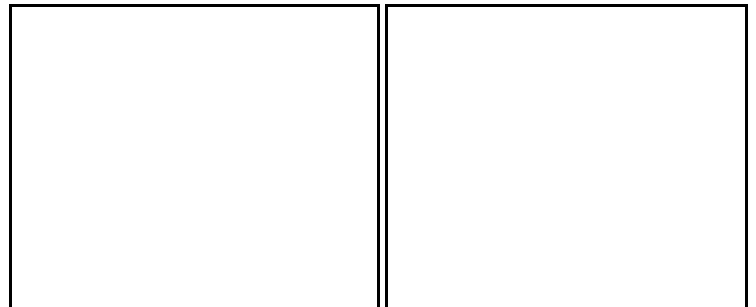
SALE NOTES: Property is formerly a grocery store in a small Sumner County town. Purchasers are converting into a teen/youth center for recreation and hang-out. Property was on the market for several months.

BUILT AS: **DOWNTOWN ROW BRICK** USED AS: **SOCIAL/FRAT HALL**

ZONING:	CONFORMING	LAND AREA:	73 x 131	# OF UNITS:	1	YRBLT:	1910	PARKING:	
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	16	OFFSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	4265	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	4265	MARKETABLE AREA:	<b>4265</b>	EXT MATERIAL:	CONC BLOCK				
UPPER FLR AREA:	0	AMENITIES:							
PHY	FR	FUNC	AV	ECON	MONTHLY RENT:	GRM:			

PROPERTY NOTES:

OVERALL COND: **FR** PR/SF: **\$5.28** PR/UNIT: **\$22,500**



# KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	0581561403032009000	<input type="checkbox"/> M	SVQ	96016380
DB	769	PG	594	ADDRESS:	324 S. Washington				
CITY:	Wellington			ECONOMIC CODE:	412				

SALE MONTH: **08** SALE YR: **2008** SALE AMT: **\$25,000** ADJ SALE AMT: **\$25,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **UNKNOWN** ADJ REASON: **NOT ADJUSTED**

SALE NOTES: Property was purchased by a church which owns connecting property; they will use new purchase for youth gathering. Property was listed for several months; a fee appraisal revealed \$22,500.

BUILT AS: **RETAIL SINGLE** USED AS: **SOCIAL/FRAT HALL**

ZONING:	CONFORMING	LAND AREA:	50 x 100	# OF UNITS:	1	YRBLT:	1940	PARKING:	ON & OFF SITE
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	10	ROOF:	PITCHED(	CONST TYPE:	WOOD FRAME
BSMT AREA:	0	TOTAL AREA:	742	EXT MATERIAL:	CONC BLOCK	AMENITIES:			
1SFLOOR AREA:	742	MARKETABLE AREA:	<b>742</b>						
UPPER FLR AREA:	0								
PHY	AV	FUNC	FR	ECON	MONTHLY RENT:	GRM:			

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$33.69** PR/UNIT: **\$25,000**

