

KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	131-11-0-10-32-001.00-0	<input checked="" type="checkbox"/> M	SVQ	56019684
DB	2009	PG	06663	ADDRESS:	00000 MAIN ST				
CITY:	AMERICUS			ECONOMIC CODE:	701				

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

SALE TYPE: MKT TIME: ADJ REASON

SALE NOTES: multi-parcel sale with 0561311101032002000 & 0561311101032003000

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:

OVERALL COND: PR/SF: PR/UNIT:

KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	184-17-0-40-02-003.00-0	<input type="checkbox"/> M	SVQ	96016084
DB	759	PG	613	ADDRESS:	214 W. Maple				
CITY:	Argonia			ECONOMIC CODE:	701				

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$38,000** ADJ SALE AMT: **\$35,000**

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

SALE NOTES: Property was listed with a realtor; two mobile homes were on the property; the seller said it was sold "lock stock & barrel", but they thought it was valued at about \$3,000; the buyer said that one mb home was valued at \$5,000 and the other was valued at

BUILT AS: **MH PARK** USED AS: **MH PARK**
 502.0 502.0

ZONING: **CONFORMING** LAND AREA: **140 x 200** # OF UNITS: **3** YRBLT:

LOCATION: **NBHD SUPPORT AREA** STORY HT: **0** WALL HT: **0** PARKING: **ONSITE ADQ**

BSMT AREA:		TOTAL AREA:		ROOF:		CONST TYPE:	
1SFLOOR AREA:		MARKETABLE AREA:		EXT MATERIAL:		AMENITIES:	
UPPER FLR AREA:							
PHY		FUNC		ECON		MONTHLY RENT:	
						GRM:	

PROPERTY NOTES:
 3 mobile home hook-ups; was listed 11-2007 for \$50,000. NO PHOTOS

OVERALL COND: PR/SF: PR/UNIT: **\$11,667**

KANSAS SALES BASE - SALE REPORT

COUNTY	MEADE	060	REGION	SW	PIN	155-16-0-40-17-001.00-0	<input checked="" type="checkbox"/> M	SVQ	60003673
DB	89	PG	465	ADDRESS:	E HWY 54				
CITY:	MEADE			ECONOMIC CODE:	611				

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

SALE TYPE: MKT TIME: ADJ REASON

SALE NOTES: 5 OLD RENTAL TRAILERS WITH A VALUE OF \$40,000

BUILT AS: USED AS:

ZONING: LAND AREA: # OF UNITS: YRBLT:

PARKING:

LOCATION: STORY HT: WALL HT:

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:

THERE ARE NO BUILDINGS ON THIS MOBILE HOME PARK. THIS PROPERTY SOLD 2 TIMES IN ONE MONTH. 23 MH hook-ups 6 travel trailer hook-ups.

OVERALL COND: PR/SF: PR/UNIT:

KANSAS SALES BASE - SALE REPORT

COUNTY	MEADE	060	REGION	SW	PIN	155-16-0-40-17-001.00-0	<input checked="" type="checkbox"/> M	SVQ	60003672
DB	89	PG	463	ADDRESS:	E HWY 54				
CITY:	PLAINS			ECONOMIC CODE:	601				

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

SALE TYPE: MKT TIME: ADJ REASON

SALE NOTES: 5 OLD RENTAL TRAILERS WITH A VALUE OF \$40,000.

BUILT AS: USED AS:

ZONING: LAND AREA: # OF UNITS: YRBLT:

PARKING:

LOCATION: STORY HT: WALL HT:

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:

THERE ARE NO BUILDINGS ON THIS MOBILE HOME PARK. 23 MH hook-ups & 6 travel trailer hook-ups

OVERALL COND: PR/SF: PR/UNIT:

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	415-16-0-30-04-001.00-0	<input type="checkbox"/> M	SVQ	8040596
DB	2009	PG	6689	ADDRESS:	324 N. Elm Street				
CITY: Douglass				ECONOMIC CODE:			601		

SALE MONTH: **08** SALE YR: **2008** SALE AMT: **\$22,000** ADJ SALE AMT: **\$22,000**

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

SALE NOTES: There are 10 out of 23 units occupied and 13 that are vacant

BUILT AS: **MH PARK** **USED AS:** **MH PARK**
 502.0 502.0

ZONING: **CONFORMING** LAND AREA: **117612** # OF UNITS: **23** YRBLT:

LOCATION: **RURAL FRINGE** STORY HT: WALL HT: PARKING: **ONSITE ADQ**

BSMT AREA: TOTAL AREA: ROOF: CONST TYPE:

1SFLOOR AREA: EXT MATERIAL:

UPPER FLR AREA: MARKETABLE AREA: AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: PR/UNIT: **\$957**

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KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	192-04-0-10-06-002.00-0	<input checked="" type="checkbox"/> M	SVQ	88011199
DB	610	PG	305	ADDRESS:	464 E Pancake Blvd				
CITY:	Liberal	ECONOMIC CODE:	312						

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$1,060,000** ADJ SALE AMT: **\$660,000**

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

SALE NOTES: I spoke with Mr. Patel (owner). The personal property was \$400,000. The value of both properties is as follows: 192-04-0-10-06-002. = \$500,390 and 192-04-0-10-06-010. = \$22,000.

BUILT AS:	MOTEL/HOTEL NON FRANCHISE	USED AS:	MOTEL/HOTEL FRANCHISE
0.0		0.0	

ZONING:	CONFORMING	LAND AREA:	123,614;1.6 acre	# OF UNITS:	1	YRBLT:	1947
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PARKING:

LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	2	WALL HT:	8	ONSITE ADQ
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BSMT AREA:	0	TOTAL AREA:	13872	ROOF:	PITCHED(CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	11247	MARKETABLE AREA:	13872	EXT MATERIAL:	MAS/OTHER MIX	AMENITIES:	 This property is located on Hwy 54.
UPPER FLR AREA:	2625						

PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:		GRM:	
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PROPERTY NOTES:

The 2nd floor is only on certain portions of the motel.

OVERALL COND:	AV	PR/SF:	\$47.58	PR/UNIT:	\$660,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	192-04-0-10-01-008.00-0	<input type="checkbox"/> M	SVQ	88011264	
DB	611	PG	925	ADDRESS: 747 E. PANCAKE BLVD						
CITY: LIBERAL								ECONOMIC CODE:	312	

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$3,550,000** ADJ SALE AMT: **\$3,200,000**

SALE TYPE: **OTHER** MKT TIME: **UNKNOWN** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: SELLER WAS APPROACHED BY A BROKER CONTRACTED WITH BUYER.

BUILT AS: **MOTEL/HOTEL FRANCHISE** **USED AS:** **MOTEL/HOTEL FRANCHISE**

315.0 315.0

ZONING: **NOT APPLICABLE** LAND AREA: **56000 SQFT** # OF UNITS: **72** YRBLT: **1999**

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT: **2.0** WALL HT: **08** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **27537** ROOF: **PITCHED(** CONST TYPE: **FRAME W STEEL JOIST**

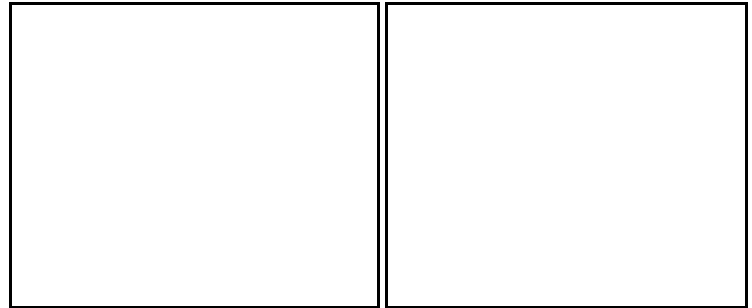
1SFLOOR AREA: **14124** EXT MATERIAL: **WOOD**

UPPER FLR AREA: **13413** MARKETABLE AREA: **27537** AMENITIES: **OPEN PORCH, INDOOR POOL, PAVING/CONCRETE. THIS INCLUDES 2ND BLDG BLT IN 1984.**

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

PROPERTY NOTES:

OVERALL COND: **GD** PR/SF: **\$116.21** PR/UNIT: **\$44,444**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-21-0-10-02-001.00-0	<input checked="" type="checkbox"/> M	SVQ	40018228
DB	221	PG	734	ADDRESS:	1301 E 1ST ST				
CITY:	NEWTON			ECONOMIC CODE:	312				

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$2,550,000** ADJ SALE AMT: **\$2,266,500**

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

SALE NOTES: 095-21-0-10-01-003.00-0 WAS ALSO INCLUDED IN SALE. THE PROPERTY IS VACANT LOT ON OTHER SIDE OF THE INTERSTATE AND OWNER PAID 350,000 OUT OF SALE PRICE FOR THE VACANT LOT

BUILT AS: **MOTEL/HOTEL FRANCHISE** **USED AS:** **MOTEL/HOTEL FRANCHISE**

315.0 315.0

ZONING: **CONFORMING** LAND AREA: **11.4 ACRES** # OF UNITS: **81** YRBLT: **1981**

LOCATION: **BUSINESS CLUSTER** STORY HT: **2** WALL HT: **10** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **55430** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

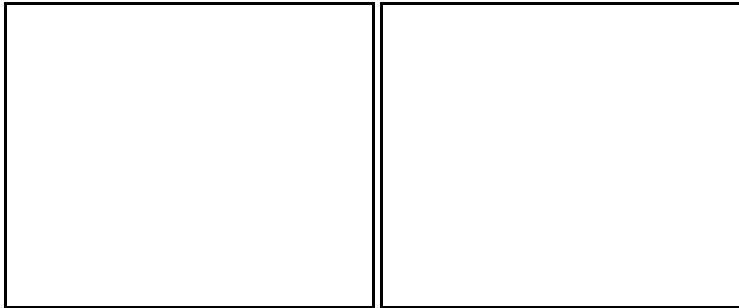
1SFLOOR AREA: **49076** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **6354** MARKETABLE AREA: **55430** AMENITIES: **MOTEL HAS RESTAURANT AND INDOOR POOL ALONG WITH CONFERENCE FACILITIES**

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:
ON INTERSTATE IN NEWTON

OVERALL COND: **FR** PR/SF: **\$40.89** PR/UNIT: **\$27,981**



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	088-27-0-40-15-003.00-0	<input type="checkbox"/> M	SVQ	29017614		
DB	232	PG	25*	ADDRESS: 1708 W WYATT EARP							
CITY: Dodge City								ECONOMIC CODE:	212		

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$2,400,000** ADJ SALE AMT: **\$2,400,000**

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

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

BUILT AS: **MOTEL/HOTEL FRANCHISE** **USED AS:** **MOTEL/HOTEL FRANCHISE**
 315.0 315.0

ZONING: **NOT APPLICABLE** LAND AREA: **51431 SF** # OF UNITS: **62** YRBLT: **1980**

LOCATION: **MAJOR STRIP- STABLE/DEVELOPING** STORY HT: **2** WALL HT: **NORM** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **7215** TOTAL AREA: **22663** ROOF: **SLANT** CONST TYPE: **FRAME**

1SFLOOR AREA: **8105** EXT MATERIAL: **SIDING**

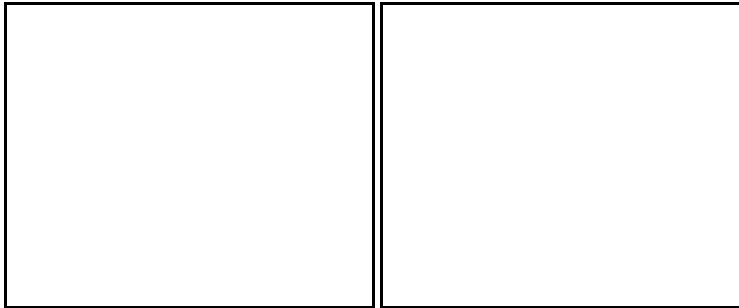
UPPER FLR AREA: **7343** MARKETABLE AREA: **22663** AMENITIES: **15 X 30 POOL,34379 SF ASPH. PAV,555 SF CONC. PAV,FENCING, 8 X 10 FRM UTIL BLDG**

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

PROPERTY NOTES:

SUPER 8 MOTEL

OVERALL COND: **AV** PR/SF: **\$105.90** PR/UNIT: **\$38,710**



KANSAS SALES BASE - SALE REPORT

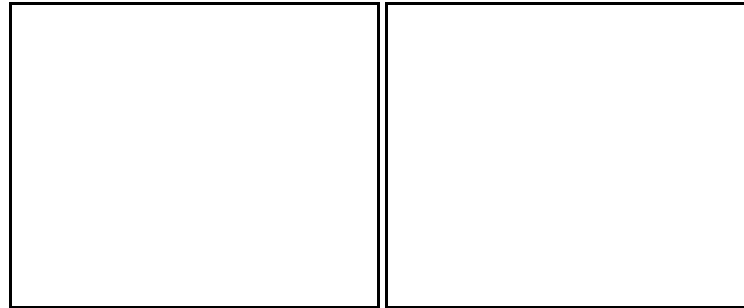
COUNTY	FORD	029	REGION	SW	PIN	088-27-0-40-18-001.00-0	<input type="checkbox"/> M	SVQ	29017784
DB	232	PG	449	ADDRESS:	2000 WEST WYATT EARP BLVD				
CITY:	Dodge City			ECONOMIC CODE:	212				

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$3,150,000	ADJ SALE AMT:	\$3,150,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:	COMFORT INN MOTEL.						

BUILT AS:	MOTEL/HOTEL FRANCHISE		USED AS:	MOTEL/HOTEL FRANCHISE							
	315.0			315.0							
ZONING:	NOT APPLICABLE	LAND AREA:	51,748	# OF UNITS:	55	YRBLT:	1998	PARKING:	ONSITE ADEQUATE		
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING		STORY HT:	2	WALL HT:	10	ROOF:	PITCHED(CONST TYPE:	FRAME W STEEL JOIST	
BSMT AREA:		TOTAL AREA:	26661	EXT MATERIAL:	STUCCO						
1SFLOOR AREA:	13366	MARKETABLE AREA:	26661	AMENITIES:	 INDOOR POOL, SPRINKLER SYSTEMS, FENCING, CONCRETE PAVING, LIGHTS, STORAGE SHED, ENCLOSED ENTRY.						
UPPER FLR AREA:	13295	PHY	AV	FUNC	GD	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:
 THIS IS A COMFORT INN MOTEL. CARD 1- TWO STORY WITH 40 ROOMS BUILT IN 1998. CARD 2 - ADDITION BUILT IN 2001. IT HAS 15 ROOMS.

OVERALL COND:	AV	PR/SF:	\$118.15	PR/UNIT:	\$57,273
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KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	272-09-0-30-06-020.00-0	<input type="checkbox"/> M	SVQ	28016406
DB	283	PG	957	ADDRESS:	2502 E Kansas				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$5,600,000** ADJ SALE AMT: **\$5,600,000**

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

SALE NOTES: Property was purchased as a 1031 Exchange. Sale price includes excessive personal property. Dollar amount could not be allocated how much for personal property. 1 person gave me a \$350,000 for pp, and another gave me \$600,000.

BUILT AS: **MOTEL/HOTEL FRANCHISE** **USED AS:** **MOTEL/HOTEL FRANCHISE**
 315.0 315.0

ZONING: **CONFORMING** LAND AREA: **93,436 Sqft** # OF UNITS: **69** YRBLT: **1995**

LOCATION: **INDUSTRIAL** STORY HT: **3** WALL HT: **11, 10, 9** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **39002** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **12878** EXT MATERIAL: **STUCCO**

UPPER FLR AREA: MARKETABLE AREA: **39002** AMENITIES:

PHY GD FUNC GD ECON GD MONTHLY RENT: GRM:

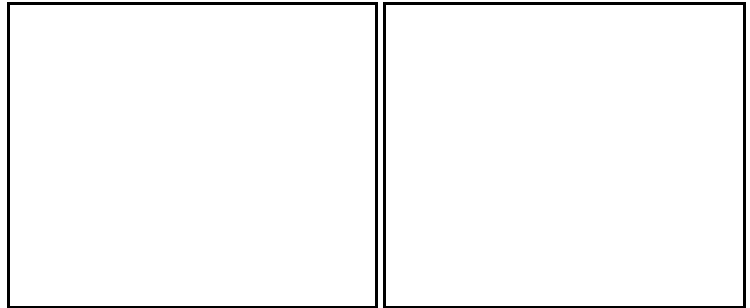
PROPERTY NOTES:

Building has elevator, swimming pool that is under the second floor. Swimming pool does not have it's own building at the end of the hotel

OVERALL COND: **GD**

PR/SF: **\$143.58**

PR/UNIT: **\$81,159**



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	088-27-0-40-14-001.00-0	<input type="checkbox"/> M	SVQ	29017702
DB	323	PG	251	ADDRESS: 1610 W WYATT EARP BLVD					
CITY: Dodge City							ECONOMIC CODE:	212	

SALE MONTH: **04** SALE YR: **2008** SALE AMT: **\$1,130,000** ADJ SALE AMT: **\$1,130,000**

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

SALE NOTES: THIS IS AN ECONO LODGE. HAS 99 ROOMS

BUILT AS: **MOTEL/HOTEL FRANCHISE** **USED AS:** **MOTEL/HOTEL FRANCHISE**
 315.0 315.0

ZONING: **CONFORMING** LAND AREA: **89928 SF** # OF UNITS: **99** YRBLT: **1973**

LOCATION: **MAJOR STRIP- STABLE/DEVELOPING** STORY HT: **2** WALL HT: **8** PARKING: **ONSITE ADEQUATE**

BSMT AREA:	4526	TOTAL AREA:	44220	ROOF:	FLAT	CONST TYPE:	BRICK ONLY
1SFLOOR AREA:	27916	MARKETABLE AREA:	44220	EXT MATERIAL:	BRICK	AMENITIES:	6300 SF CONC. PAVING---50443 SF ASPHALT PAVING---SAUNA, SWIMMING POOL AND RESTAURANT
UPPER FLR AREA:	11778	MONTHLY RENT:	\$0.00	GRM:	#Error		

PROPERTY NOTES:

2100' OFFICE, STORAGE, 2800' MOTEL AND 7352' MOTEL BUILT IN 1973--10163' MOTEL ,POOL & 4725' RESTAURANT BUILT IN 1975--11028' MOTEL, STORAGE, 1752' MOTEL AND 4300' MOTEL BUILT IN 1978

OVERALL COND: **AV** **PR/SF:** **\$25.55** **PR/UNIT:** **\$11,414**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-30-05-003.00-0	<input type="checkbox"/> M	SVQ	56019476
DB	2009	PG	4979	ADDRESS:	3181 W HWY 50				
CITY:	Emporia			ECONOMIC CODE:	212				

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

SALE TYPE: MKT TIME: ADJ REASON:

SALE NOTES:

BUILT AS:	<input type="text" value="315.0"/>	MOTEL/HOTEL FRANCHISE	USED AS:	<input type="text" value="315.0"/>	MOTEL/HOTEL FRANCHISE				
ZONING:	<input type="text" value="CONFORMING"/>	LAND AREA:	<input type="text" value="3.70acres"/>	# OF UNITS:	<input type="text" value="92"/>	YRBLT:	<input type="text" value="1950"/>	PARKING:	<input type="text" value="ON & OFF SITE"/>
LOCATION:	<input type="text" value="MAJOR STRIP- STABLE/GROWTH"/>		STORY HT:	<input type="text" value="02"/>	WALL HT:	<input type="text" value="08"/>			
BSMT AREA:	<input type="text"/>	TOTAL AREA:	<input type="text" value="50096"/>	ROOF:	<input 3"="" type="text" value="PITCHED(</td> <td>CONST TYPE:</td> <td colspan="/> <input type="text" value="WOOD FRAME"/>				
1SFLOOR AREA:	<input type="text" value="37620"/>	MARKETABLE AREA:	<input type="text"/>	EXT MATERIAL:	<input type="text" value="STONE"/>				
UPPER FLR AREA:	<input type="text" value="12476"/>	AMENITIES:	<input type="text"/>						
PHY	<input type="text" value="AV"/>	FUNC	<input type="text" value="AV"/>	ECON	<input type="text" value="AV"/>	MONTHLY RENT:	<input type="text"/>	GRM:	<input type="text"/>

PROPERTY NOTES:

OVERALL COND: PR/SF: PR/UNIT:



<input type="text"/>	<input type="text"/>
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-03-0-00-00-007.00-0	<input type="checkbox"/> M	SVQ	56019426
DB	2008	PG	4503	ADDRESS:	1839 MERCHANT ST				
CITY:	EMPORIA			ECONOMIC CODE:	212				

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

SALE TYPE: MKT TIME: ADJ REASON:

SALE NOTES:

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 FR FUNC PR ECON MONTHLY RENT: GRM:

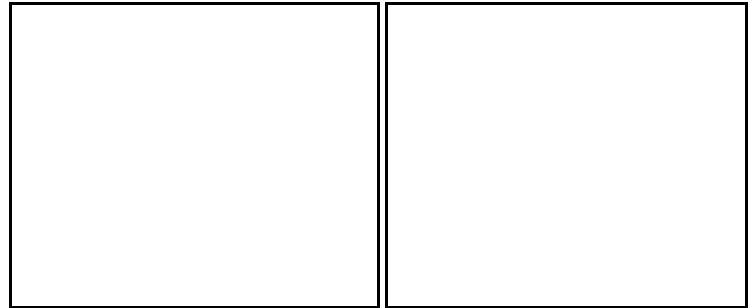
PROPERTY NOTES:

buildings razed 1/09--plans to built luxury "student" condo units

OVERALL COND:

PR/SF:

PR/UNIT:



KANSAS SALES BASE - SALE REPORT

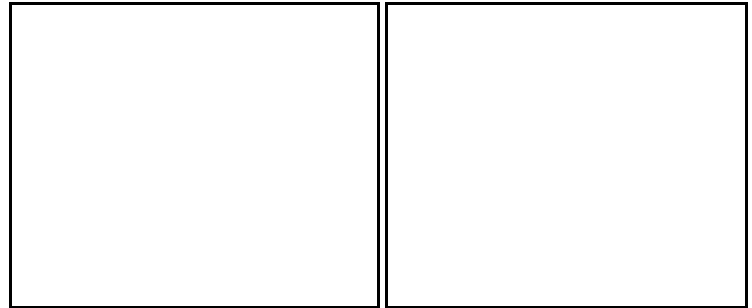
COUNTY	LYON	056	REGION	NE	PIN	193-08-0-30-07-002.00-0	<input type="checkbox"/> M	SVQ	56019584
DB	2009	PG	05882	ADDRESS:	2913 W HWY				
CITY:	Emporia			ECONOMIC CODE:	212				

SALE MONTH:	04	SALE YR:	2009	SALE AMT:	\$600,000	ADJ SALE AMT:	\$600,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	MOTEL/HOTEL FRANCHISE	USED AS:	MOTEL/HOTEL FRANCHISE						
315.0		315.0							
ZONING:	CONFORMING	LAND AREA:	.87acres	# OF UNITS:	46	YRBLT:	1985	PARKING:	
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	2	WALL HT:	20	ONSITE ADQ			
BSMT AREA:		TOTAL AREA:	16230	ROOF:	PITCHED(CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	8115	EXT MATERIAL:	WOOD						
UPPER FLR AREA:	8115	MARKETABLE AREA:	16230	AMENITIES:					
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:		GRM:				

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$36.97** PR/UNIT: **\$13,043**



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-34-0-40-09-011.00-0	<input type="checkbox"/> M	SVQ	57012487
DB	420	PG	322	ADDRESS:	808 E D ST				
CITY:	Hillsboro			ECONOMIC CODE:	601				

SALE MONTH:	08	SALE YR:	2008	SALE AMT:	\$90,000	ADJ SALE AMT:	\$90,000
SALE TYPE:	OTHER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:	MOTEL						

BUILT AS:	MOTEL/HOTEL NON FRANCHISE		USED AS:	MOTEL/HOTEL NON FRANCHISE					
315.0			315.0						
ZONING:	CONFORMING	LAND AREA:	59674 SF	# OF UNITS:	14	YRBLT:	1959	PARKING:	ONSITE ADEQUATE
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING		STORY HT:	1	WALL HT:	8			
BSMT AREA:	0	TOTAL AREA:	4240	ROOF:	SLANT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	4240	MARKETABLE AREA:	4240	EXT MATERIAL:	CONC BLK				
UPPER FLR AREA:	0	AMENITIES:							
PHY PR	FUNC PR	ECON PR	MONTHLY RENT:	\$0.00	GRM:	#Error			

PROPERTY NOTES:

OVERALL COND:	PR	PR/SF:	\$21.23	PR/UNIT:	\$6,429
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KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-16-0-40-01-018.01-0	<input type="checkbox"/> M	SVQ	40018191
DB	221	PG	619	ADDRESS:	105 Manchester Ave				
CITY:	Newton			ECONOMIC CODE:	312				

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$3,000,000** ADJ SALE AMT: **\$2,350,000**

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

SALE NOTES: Seller would not give much info about sale. Property was split as result of sale.

BUILT AS: **MOTEL/HOTEL NON FRANCHISE** **USED AS:** **MOTEL/HOTEL NON FRANCHISE**

315.0 315.0

ZONING: **CONFORMING** LAND AREA: **2.0 acres** # OF UNITS: **82** YRBLT: **1991**

LOCATION: **BUSINESS CLUSTER** STORY HT: **2** WALL HT: **typical** PARKING: **ONSITE ADQ**

BSMT AREA: **3560** TOTAL AREA: **27794** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

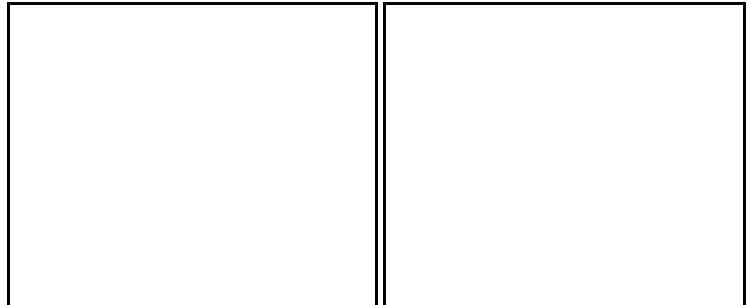
1SFLOOR AREA: **12117** EXT MATERIAL: **MAS/OTHER MIX**

UPPER FLR AREA: **12117** MARKETABLE AREA: **27794** AMENITIES: **Bldg has in-ground outdoor pool and restaurant in basement**

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$84.55** PR/UNIT: **\$28,659**



KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	192-04-0-10-06-004.00-0	<input checked="" type="checkbox"/> M	SVQ	88011313	
DB	612	PG	991	ADDRESS: 720 E. PANCAKE						
CITY: LIBERAL								ECONOMIC CODE:	312	

SALE MONTH: **05** SALE YR: **2008** SALE AMT: **\$1,650,000** ADJ SALE AMT: **\$1,555,000**

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

SALE NOTES: NEON MOON (BAR) RENTED-CONTRACT WENT TO BUYER, BANQUET ROOMS & RESTAURANT WERE NOT BEING USED AT TIME OF SALE

BUILT AS: **MOTEL/HOTEL NON FRANCHISE** USED AS: **MOTEL/HOTEL NON FRANCHISE**

ZONING: **NOT APPLICABLE** LAND AREA: **211400 SQFT** # OF UNITS: **100** YRBLT: **1979**

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT: **2.0** WALL HT: **09** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **50484** ROOF: **FLAT** CONST TYPE: **FRAME W STEEL JOIST**

1SFLOOR AREA: **32133** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **18351** MARKETABLE AREA: **50484** AMENITIES: **THIS INCLUDES 2 SEPARATE BLDGS, CANOPY, BALCONY, ENCLOSED ENTRY, & 2 UTILITY BLDGS**

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

PROPERTY NOTES:

PROPERTY HAS OUTDOOR SWIMMING POOL, ASPHALT TENNIS COURT, 6 X 581 PICKETT FENCE, ASPHALT PAVING & 8 X 10 UTILITY BLDG. 192-04-0-10-06-009.00-0 IS .75 ACRES OF LAND FOR PARKING.

OVERALL COND: **AV**

PR/SF: **\$30.80**

PR/UNIT: **\$15,550**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-16-0-40-03-001.00-0	<input type="checkbox"/> M	SVQ	40018701
DB	223	PG	9	ADDRESS:	1620 E 2ND ST				
CITY:	NEWTON			ECONOMIC CODE:	312				

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$570,000** ADJ SALE AMT: **\$525,000**

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

SALE NOTES:

BUILT AS: **MOTEL/HOTEL NON FRANCHISE** **USED AS:** **MOTEL/HOTEL NON FRANCHISE**

ZONING: **CONFORMING** LAND AREA: **29,127 SQ FT** # OF UNITS: **38** YRBLT: **1984**

LOCATION: **BUSINESS CLUSTER** STORY HT: **2** WALL HT: **08** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **14406** ROOF: **FLAT** CONST TYPE: **FRAME W STEEL JOIST**

1SFLOOR AREA: **7203** EXT MATERIAL: **STUCCO**

UPPER FLR AREA: **7203** MARKETABLE AREA: **14406** AMENITIES:

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

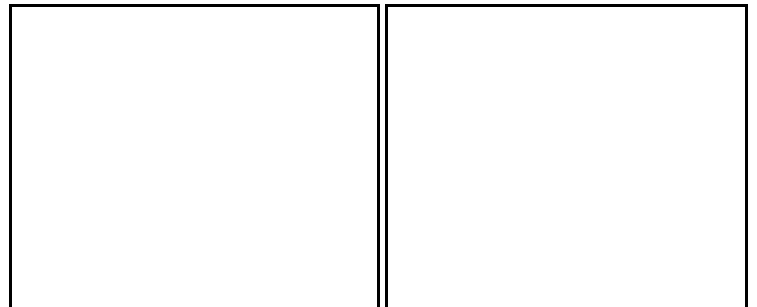
PROPERTY NOTES:

PROPERTY IS LOCATED JUST OFF INTERSTATE 135 This was an older Super 8

OVERALL COND: **AV**

PR/SF: **\$36.44**

PR/UNIT: **\$13,816**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-16-0-40-03-001.00-0	<input type="checkbox"/> M	SVQ	40018727
DB	223	PG	124	ADDRESS:	1620 E 2ND ST				
CITY:	NEWTON			ECONOMIC CODE:	312				

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$730,000** ADJ SALE AMT: **\$685,000**

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

SALE NOTES:

BUILT AS: **MOTEL/HOTEL NON FRANCHISE** **USED AS:** **MOTEL/HOTEL NON FRANCHISE**

315.0 315.0

ZONING: **CONFORMING** LAND AREA: **29,127 SQ FT** # OF UNITS: **38** YRBLT: **1984**

LOCATION: **BUSINESS CLUSTER** STORY HT: **2** WALL HT: **08** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **14406** ROOF: **FLAT** CONST TYPE: **FRAME W STEEL JOIST**

1SFLOOR AREA: **7203** EXT MATERIAL: **STUCCO**

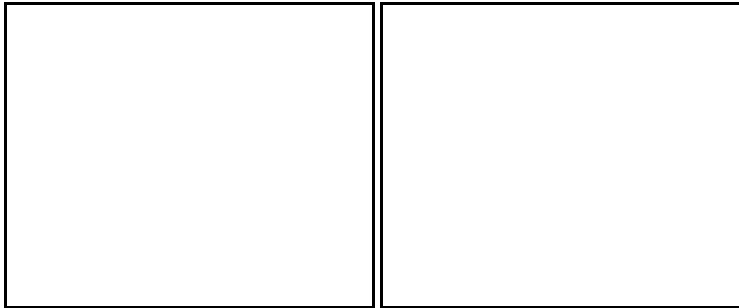
UPPER FLR AREA: **7203** MARKETABLE AREA: **14406** AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

PROPERTY IS LOCATED JUST OFF INTERSTATE 135

OVERALL COND: **AV** PR/SF: **\$47.55** PR/UNIT: **\$18,026**



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	306-24-0-10-01-010.00-0	<input type="checkbox"/> M	SVQ	18021137
DB	817	PG	594	ADDRESS:	1617 N SUMMIT				
CITY:	Arkansas City				ECONOMIC CODE:	302			

SALE MONTH: **06** SALE YR: **2008** SALE AMT: **\$395,000** ADJ SALE AMT: **\$375,000**

SALE TYPE: **DISTRESSED** MKT TIME: **UNKNOWN** ADJ REASON **PP/BUS. INT REMOVED**

SALE NOTES: THIS IS A 47 UNIT MOTEL LOCATED ON THE MAIN STREET OF ARKANSAS CITY. THE PROPERTY HAD BEEN FORECLOSED ON AND THE NEW OWNER FOUND OUT ABOUT IT THROUGH THE LENDING INSTITUTES LAWYER. NO APPRAISALS WERE DONE ON THE PROPERTY, THE AMOUNT WAS MERELY AN AGREED UPON FIGURE. THE MOTEL WAS IN FAIR CONDITION AT THE TIME OF SALE

BUILT AS: **MOTEL/HOTEL NON FRANCHISE** USED AS: **MOTEL/HOTEL NON FRANCHISE**

315.0 315.0

ZONING: **NOT APPLICABLE** LAND AREA: **6.7 AC** # OF UNITS: **47** YRBLT: **1964**

PARKING:

LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **8** **ON & OFF SITE**

BSMT AREA: **288** TOTAL AREA: **15300** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **15300** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **0** MARKETABLE AREA: **15300** AMENITIES: **OUTDOOR POOL**

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

PROPERTY NOTES:

NO PICTURE PROVIDED BY COUNTY

OVERALL COND: **FR**

PR/SF: **\$24.51**

PR/UNIT: **\$7,979**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	191-12-0-30-01-036.00-0	<input checked="" type="checkbox"/> M	SVQ	56019025
DB	478	PG	149	ADDRESS:	1830 E HWY 50				
CITY: Emporia							ECONOMIC CODE:	212	

SALE MONTH: **05** SALE YR: **2008** SALE AMT: **\$550,000** ADJ SALE AMT: **\$525,000**

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

SALE NOTES: SALE FROM BROTHER TO BROTHER--INCLUDED 182-09-0-00-00-016--\$25,000 IN PP

BUILT AS: **MOTEL/HOTEL NON FRANCHISE** **USED AS:** **MOTEL/HOTEL NON FRANCHISE**

ZONING: **CONFORMING** LAND AREA: **171930 SF** # OF UNITS: **26** YRBLT: **1939**

LOCATION: **MAJOR STRIP- STABLE/DEVELOPING** STORY HT: **2** WALL HT: **8** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **1368** TOTAL AREA: **13289** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**

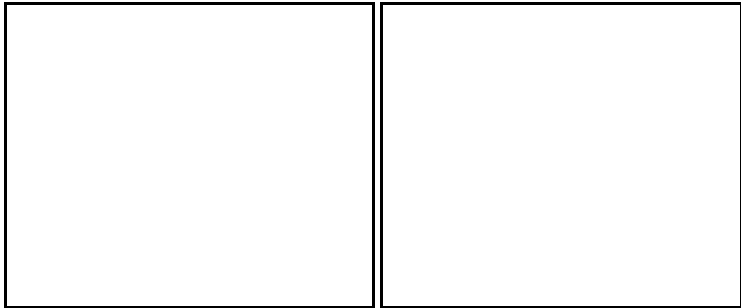
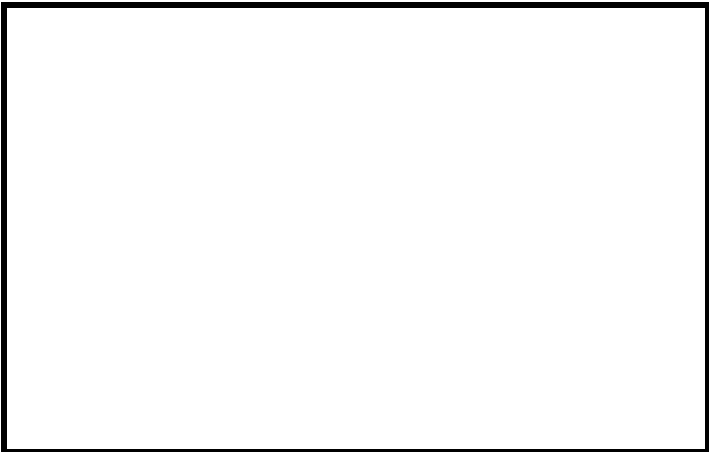
1SFLOOR AREA: **10895** EXT MATERIAL: **MAS/OTHER MIX**

UPPER FLR AREA: **1026** MARKETABLE AREA: **13289** AMENITIES:

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

PROPERTY NOTES:
BUDGET HOST INN--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: **AV** PR/SF: **\$39.51** PR/UNIT: **\$20,192**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-03-0-00-00-007.00-0	<input type="checkbox"/> M	SVQ	56019383
DB	2008	PG	4241	ADDRESS:	1839 merchant st				
CITY:	Emporia			ECONOMIC CODE:	212				

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

SALE TYPE: MKT TIME: ADJ REASON:

SALE NOTES:

BUILT AS: **MOTEL/HOTEL FRANCHISE** USED AS: **MOTEL/HOTEL NON FRANCHISE**

ZONING: LAND AREA: # OF UNITS: YRBLT:

LOCATION: STORY HT: WALL HT: PARKING:

BSMT AREA: TOTAL AREA: ROOF: CONST TYPE:

1SFLOOR AREA: EXT MATERIAL:

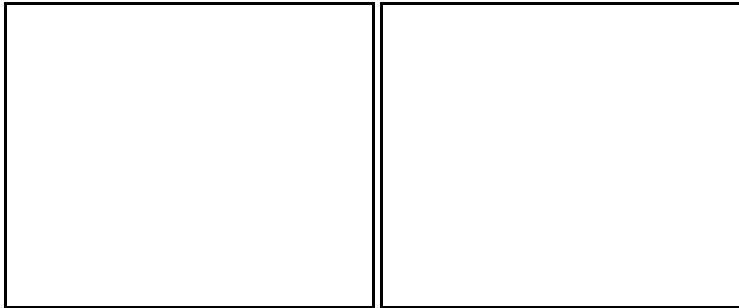
UPPER FLR AREA: MARKETABLE AREA: AMENITIES:

PHY FR FUNC PR ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

Property recently rezoned to allow for student housing. Motel will be demolished to make way for new construction after the first of the year.

OVERALL COND: PR/SF: PR/UNIT:



KANSAS SALES BASE - SALE REPORT

COUNTY	CHAUTAUQUA	010	REGION	SE	PIN	181-11-0-40-13-001.00-0	<input type="checkbox"/> M	SVQ	10004673
DB	142	PG	846	ADDRESS:	100 RIVER ROAD				
CITY: Cedar Vale							ECONOMIC CODE:	701	

SALE MONTH: **10** SALE YR: **2008** SALE AMT: **\$40,000** ADJ SALE AMT: **\$39,000**

SALE TYPE: **OPEN MARKET-LISTED** MKT TIME: **OVER 1 YR** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: LISTED ON OPEN MARKET FOR OVER A YEAR---\$1,000 IN PP AS PER SVQ

BUILT AS: **NURSING HOME** **USED AS:** **NURSING HOME**
 316.0 316.0

ZONING: **CONFORMING** LAND AREA: **5.5 AC** # OF UNITS: **50** YRBLT: **1975**

LOCATION: **RURAL FRINGE** STORY HT: **1** WALL HT: **08** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **0** TOTAL AREA: **13997** ROOF: **SLANT** CONST TYPE: **BRICK ONLY**

1SFLOOR AREA: **13997** EXT MATERIAL: **BRICK**

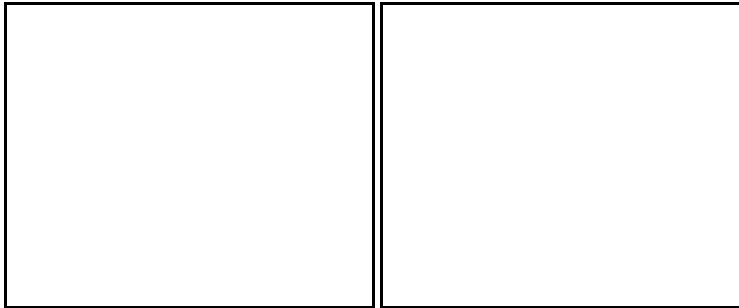
UPPER FLR AREA: **0** MARKETABLE AREA: **13997** AMENITIES: **(16 X 23),(4 X 7),(4 X 10),(35 X 13) CANOPY--
 SPRINKLER SYSTEM--(14 X 22),(12 X 12)
 FRM UTIL BLDGS--FENCING**

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

PROPERTY NOTES:

LOCATED EDGE OF TOWN--NICE LOCATION FOR THIS, WOULD NOT WORK FOR OTHER TYPE OF BUSINESS--HAS BEEN EMPTY FOR SEVERAL YEARS--PLANS TO BE GROUP HOME

OVERALL COND: **FR** PR/SF: **\$2.79** PR/UNIT: **\$780**



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	119-32-0-40-01-008.00-0	<input type="checkbox"/> M	SVQ	57012606
DB	420	PG	662	ADDRESS:	1500 E LAWRENCE				
CITY:	MARION			ECONOMIC CODE:	611				

SALE MONTH: **12** SALE YR: **2008** SALE AMT: **\$100,000** ADJ SALE AMT: **\$90,000**

SALE TYPE: **OTHER** MKT TIME: **UNDER 30 DAYS** ADJ REASON: **PP/BUS. INT REMOVED**

SALE NOTES: \$10,000 EST PERSONAL PROP INCLUDED, CASH, CLOSED NURSING FACILITY

BUILT AS: **NURSING HOME** **USED AS:** **NURSING HOME**

316.0 316.0

ZONING: **CONFORMING** LAND AREA: **133293 SQFT** # OF UNITS: **1** YRBLT: **1967**

PARKING:

LOCATION: **SECONDARY STRIP** STORY HT: **1** WALL HT: **7** **ONSITE ADQ**

BSMT AREA: TOTAL AREA: **23711** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **23711** EXT MATERIAL: **BRICK**

UPPER FLR AREA: MARKETABLE AREA: **23711** AMENITIES:

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

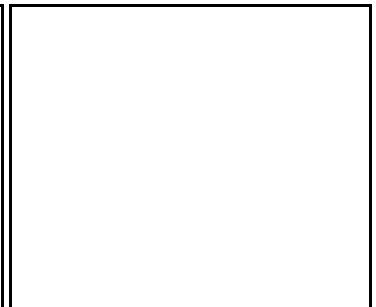
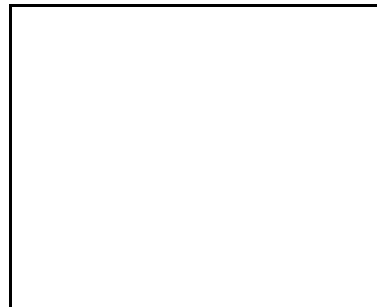
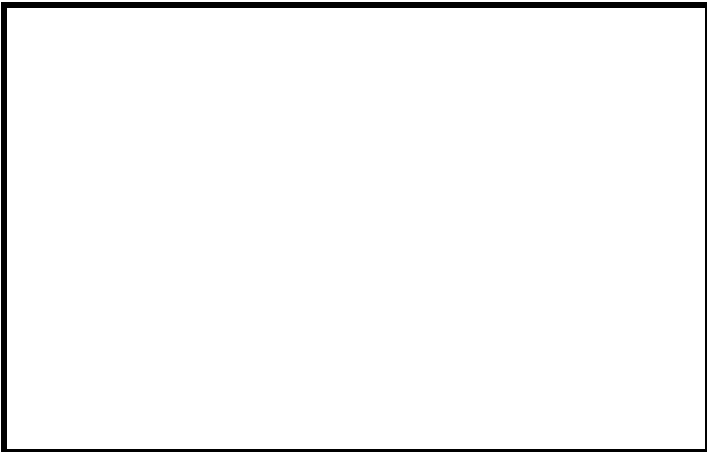
PROPERTY NOTES:

15398 SQFT ORIGINAL, 5765 SQFT ADDED 1973, 2548 SQFT ADDED 1985, ---no photo given by county

OVERALL COND: **AV**

PR/SF: **\$3.80**

PR/UNIT: **\$90,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	119-32-0-40-01-008.00-0	<input type="checkbox"/> M	SVQ	57012594
DB	420	PG	625	ADDRESS:	1500 E LAWRENCE				
CITY:	MARION			ECONOMIC CODE:	611				

SALE MONTH: **11** SALE YR: **2008** SALE AMT: **\$450,000** ADJ SALE AMT: **\$290,000**

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

SALE NOTES: \$160,000 EST PERSONAL PROPERTY ITEMS INCLUDED IN SALE PRICE, SALE INVOLVED CORPORATE AFFILIATES BELONGING TO THE SAME PARENT COMPANY, CASH

BUILT AS: **NURSING HOME** **USED AS:** **NURSING HOME**

316.0 316.0

ZONING: **CONFORMING** LAND AREA: **133293 SQFT** # OF UNITS: **1** YRBLT: **1967**

PARKING:

LOCATION: **SECONDARY STRIP** STORY HT: **1** WALL HT: **7** **ONSITE ADQ**

BSMT AREA: TOTAL AREA: **23711** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **23711** EXT MATERIAL: **BRICK**

UPPER FLR AREA: MARKETABLE AREA: **23711** AMENITIES:

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

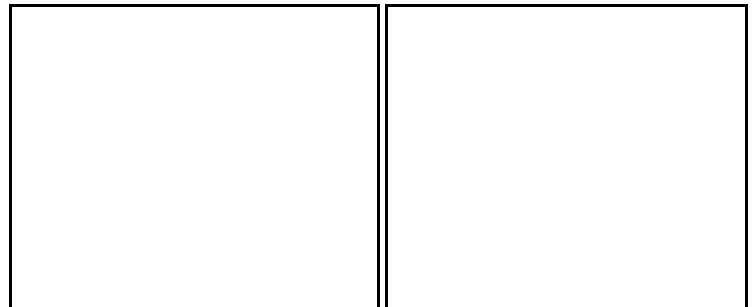
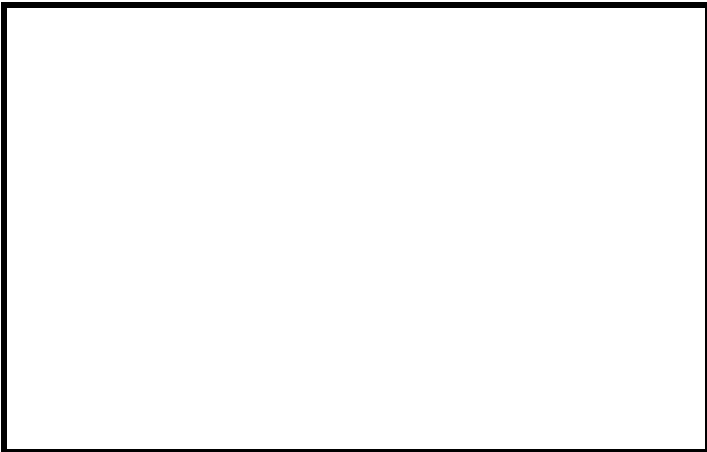
PROPERTY NOTES:

15398 SQFT ORIGINAL, 5765 SQFT ADDED 1973, 2548 SQFT ADDED 1985---NO PHOTO GIVEN BY COUNTY

OVERALL COND: **AV**

PR/SF: **\$12.23**

PR/UNIT: **\$290,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-23-0-20-16-007.00-0	<input type="checkbox"/> M	SVQ	96016235
DB	764	PG	422	ADDRESS:	424 S. Washington				
CITY:	Wellington			ECONOMIC CODE:	412				

SALE MONTH: **05** 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: Buyer said her and her partner had been trying to purchase property for three years. they offered \$125,000 and sellers accepted, but through the years it took to complete and finalize the deal, buyers paid \$35,000 for one parcel and \$35,000 for five othe

BUILT AS: **MEDICAL OFFICE** USED AS: **NURSING HOME**

ZONING: **CONFORMING** LAND AREA: **143 x 140** # OF UNITS: **1** YRBLT: **1960**

LOCATION: **NBHD SUPPORT AREA** STORY HT: **1** WALL HT: **10** PARKING: **OFFSITE INADEQUA**

BSMT AREA: **10339** TOTAL AREA: **20678** ROOF: **FLAT** CONST TYPE: **BRICK/BLOCK**

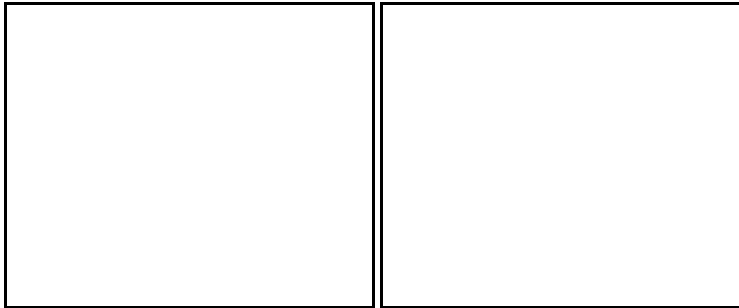
1SFLOOR AREA: **10339** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **0** MARKETABLE AREA: **20678** AMENITIES:

PHY PR FUNC PR ECON MONTHLY RENT: GRM:

PROPERTY NOTES:
NO PICTURE PROVIDED

OVERALL COND: PR/SF: **\$1.69** PR/UNIT: **\$35,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-23-0-20-16-006.00-0	<input checked="" type="checkbox"/> M	SVQ	96016236
DB	764	PG	424	ADDRESS:	905 S. Jefferson				
CITY:	Wellington			ECONOMIC CODE:	412				

SALE MONTH: **05** 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: Buyer said her and her partner had been trying to purchase property for three years. they offered \$125,000 and sellers accepted, but through the years it took to complete and finalize the deal, buyers paid \$35,000 for one parcel and \$35,000 for five other parcels: and it was buy all or none
 --THIS SALE INCLUDES PARCEL 156-23-0-20-16-003 WHICH IS VAC LAND

BUILT AS: **NURSING HOME** USED AS: **NURSING HOME**
 316.0 316.0

ZONING: **CONFORMING** LAND AREA: **21000 SF** # OF UNITS: **3** YRBLT: **1998**

LOCATION: **NBHD SUPPORT AREA** STORY HT: **1** WALL HT: **10** PARKING: **OFFSITE INADQ**

BSMT AREA: **2212** TOTAL AREA: **5064** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**
 1SFLOOR AREA: **2852** EXT MATERIAL: **WOOD**
 UPPER FLR AREA: **0** MARKETABLE AREA: **2852** AMENITIES:

PHY AV FUNC AV ECON MONTHLY RENT: GRM:

PROPERTY NOTES:
 THERE IS NO INDICATION AS TO THE OTHER PARCELS THAT WERE SOLD--- NO PHOTO PROVIDED

OVERALL COND: PR/SF: **\$12.27** PR/UNIT: **\$11,667**

