

KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	183-05-0-10-04-002.00-0	<input type="checkbox"/> M	SVQ	57012195
DB	414	PG	496	ADDRESS: 1111 E. MAIN					
CITY: MARION								ECONOMIC CODE:	611

SALE MONTH:	11	SALE YR:	2007	SALE AMT:	\$30,000	ADJ SALE AMT:	\$30,000
SALE TYPE:	DISTRESSED	MKT TIME:	UNKNOWN	ADJ REASON	NOT ADJUSTED		
SALE NOTES: SALE BY JUDICIAL ORDER							

BUILT AS:	SERVICE STATION	USED AS:	AUTO DEALER
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	17250 SQ. FT.
# OF UNITS:	1	YRBLT:	1982
LOCATION:		SECONDARY STRIP	PARKING:
STORY HT:	1	WALL HT:	12
BSMT AREA:	0	TOTAL AREA:	2196
1SFLOOR AREA:	2196	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	BLOCK ONLY
MARKETABLE AREA:	2196	EXT MATERIAL:	CONC BLK
AMENITIES:	24x26 canopy 14636 SQ. FT. CONCRETE PARKING 8X16 OVERHEAD DOOR		
PHY	FR	FUNC	FR
ECON	AV	MONTHLY RENT:	
GRM:			

PROPERTY NOTES:

OVERALL COND:	FR	PR/SF:	\$13.66	PR/UNIT:	\$30,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-34-0-30-19-001.00-0	<input type="checkbox"/> M	SVQ	57012209
DB	414	PG	540	ADDRESS: 201 S. MAIN					
CITY: Hillsboro								ECONOMIC CODE:	601

SALE MONTH: 10 SALE YR: 2007 SALE AMT: \$125,000 ADJ SALE AMT: \$125,000

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

SALE NOTES: TENANT BOUGHT FROM OWNER

BUILT AS: DOWNTOWN ROW BRICK USED AS: AUTO DEALER

ZONING: CONFORMING LAND AREA: 159000 SQ. FT # OF UNITS: 1 YRBLT: 1930

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

BSMT AREA: TOTAL AREA: 8939 ROOF: FLAT CONST TYPE: BRICK ONLY

1SFLOOR AREA: 8939 EXT MATERIAL: BRICK

UPPER FLR AREA: MARKETABLE AREA: 8939 AMENITIES: 9 OVERHEAD DOORS, 4286 SQ. FT. CONCRETE LOT 6094 SQ. FT. ASPHALT LOT

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

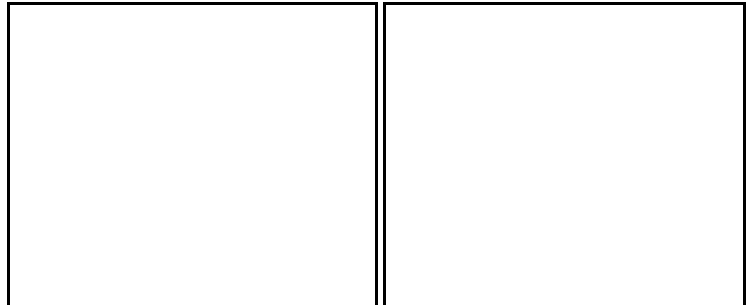
PROPERTY NOTES:

37X87 ADDITION IN 1950 18 FT. WALL HEIGHT

OVERALL COND: AV

PR/SF: \$13.98

PR/UNIT: \$125,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-33-0-40-12-010.00-0	<input checked="" type="checkbox"/> M	SVQ	57012488
DB	420	PG	326	ADDRESS: 407 & 416 S DATE					
CITY: Hillsboro						ECONOMIC CODE:		601	

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$265,000 ADJ SALE AMT: \$265,000

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

SALE NOTES: SELLER FINANCING; 138-33-0-13-013.01-0 INCLUDED

BUILT AS: AUTO DEALER USED AS: AUTO DEALER

ZONING: CONFORMING LAND AREA: 71984 SF # OF UNITS: 1 YRBLT: 1964

LOCATION: MAJOR STRIP- STABLE/DEVELOPING STORY HT: 1 WALL HT: 10 & 15 PARKING: ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 38690 ROOF: CONST TYPE: WOOD FRAME

1SFLOOR AREA: 38690 EXT MATERIAL: MAS/OTHER MIX

UPPER FLR AREA: 0 MARKETABLE AREA: 38690 AMENITIES: FENCED CAR LOT, CONCRETE, ASPHALT, LIGHTING

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

PROPERTY NOTES:

1964 YRBLT 38165 SF/WH=10/MASONARY/FRAME; 82605 SF/WH=15/METAL EXT; 1970 YRBLT 28205 SF/WH=15/METAL EXT WITH 8 X 13 ENCLOSURE

OVERALL COND: AV PR/SF: \$6.85 PR/UNIT: \$265,000

KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-25-0-40-29-007.00-0	<input type="checkbox"/> M	SVQ	29018276
DB	233	PG	791	ADDRESS: 1400 E WYATT EARP					
CITY: DODGE CITY								ECONOMIC CODE:	212

SALE MONTH:	02	SALE YR:	2009	SALE AMT:	\$80,000	ADJ SALE AMT:	\$80,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN	ADJ REASON	NOT ADJUSTED	
SALE NOTES: AUTO SALES CAR LOT							

BUILT AS:	AUTO DEALER	USED AS:	AUTO DEALER						
331.0		331.0							
ZONING:	CONFORMING	LAND AREA:	15,180 SF	# OF UNITS:	1	YRBLT:		PARKING:	
LOCATION:	MAJOR STRIP- STABLE/GROWTH		STORY HT:		WALL HT:				
BSMT AREA:		TOTAL AREA:		ROOF:		CONST TYPE:			
1SFLOOR AREA:		MARKETABLE AREA:		EXT MATERIAL:					
UPPER FLR AREA:				AMENITIES:	6,821 SQ FT CONCRETE PAVING				
PHY		FUNC		ECON		MONTHLY RENT:		GRM:	

PROPERTY NOTES:

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OVERALL COND:		PR/SF:		PR/UNIT:	\$80,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-35-0-40-09-012.00-0	<input type="checkbox"/> M	SVQ	29018018	
DB	233	PG	173-1	ADDRESS:	603 S 2ND AVE					
CITY:				DODGE CITY				ECONOMIC CODE:	212	

SALE MONTH:	10	SALE YR:	2008	SALE AMT:	\$100,000	ADJ SALE AMT:	\$100,000
SALE TYPE:	NOM - BUYER APPROACHED SELLER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: BUYER OFFERED TO PURCHASE - NOT OPEN MARKET							

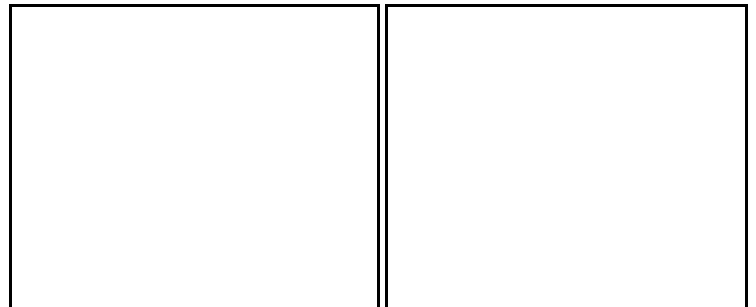
BUILT AS:	RESIDENCE CONVERSION	USED AS:	AUTO DEALER						
0.0		0.0							
ZONING:	CONFORMING	LAND AREA:	18,029	# OF UNITS:	1	YRBLT:	1985	PARKING:	
LOCATION:	MAJOR STRIP - DECLINE		STORY HT:	1	WALL HT:	8	ON & OFF SITE		
BSMT AREA:		TOTAL AREA:	980	ROOF:	PITCHED(CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	980	EXT MATERIAL:	WOOD						
UPPER FLR AREA:		MARKETABLE AREA:	980	AMENITIES:	PAVING AND LIGHTS - STRUCTURE IS MOBILE HOME.				
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$102.04

PR/UNIT: \$100,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-09-0-30-16-012.00-0	<input type="checkbox"/> M	SVQ	56019692
DB	2009	PG	06722	ADDRESS: 1712W 6TH AVE					
CITY: EMPORIA								ECONOMIC CODE:	212

SALE MONTH: 06 SALE YR: 2009 SALE AMT: \$106,000 ADJ SALE AMT: \$106,000

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

SALE NOTES: affidavit of equitable interest

BUILT AS:

RESIDENCE CONVERSION

USED AS:

AUTO DEALER

0.0

0.0

ZONING: CONFORMING

LAND AREA: 12350 sq ft

OF UNITS: 1

YRBLT: 1945

PARKING:

LOCATION: MAJOR STRIP- STABLE/GROWTH

STORY HT: 1

WALL HT: 9

ON & OFF SITE

BSMT AREA:

TOTAL AREA: 1313

ROOF: PITCHED(

CONST TYPE: WOOD FRAME

1SFLOOR AREA:

1313

EXT MATERIAL:

WOOD

UPPER FLR AREA:

MARKETABLE AREA: 1313

AMENITIES:

PHY FR

FUNC PR

ECON FR

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: FR

PR/SF: \$80.73

PR/UNIT: \$106,000

KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-25-0-30-40-005.00-0	<input type="checkbox"/> M	SVQ	29017842
DB	232	PG	575-	ADDRESS: 606 E WYATT EARP BLVD					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH:	06	SALE YR:	2008	SALE AMT:	\$178,250	ADJ SALE AMT:	\$178,250
SALE TYPE:	NOM - SELLER APPROACHED BUYER		MKT TIME:	UNKNOWN		ADJ REASON	
SALE NOTES: THIS WAS A DISTRIBUTION TO SHAREHOLDER.							

BUILT AS:	AUTO SERVICE	USED AS:	AUTO PARTS-FRANCHISE
0.0		0.0	
ZONING:		LAND AREA:	21,185
		# OF UNITS:	1
		YRBLT:	1984
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	1
		WALL HT:	16
		PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	9333
1SFLOOR AREA:	9333	ROOF:	FLAT
		CONST TYPE:	STEEL
UPPER FLR AREA:		EXT MATERIAL:	STEEL
		MARKETABLE AREA:	9333
		AMENITIES:	 OVHD'S, DOCK LEVEL FLOORS, DOCK LEVELERS, PAVING, LIGHTS.
PHY	AV	FUNC	AV
ECON		MONTHLY RENT:	
		GRM:	

PROPERTY NOTES:

OVERALL COND:		PR/SF:	\$19.10	PR/UNIT:	\$178,250
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	162-03-0-10-05-001.00-0	<input type="checkbox"/> M	SVQ	56019112
DB	478	PG	361	ADDRESS: 321 HWY 170					
CITY: Reading						ECONOMIC CODE:		901	

SALE MONTH:	07	SALE YR:	2008	SALE AMT:	\$4,000	ADJ SALE AMT:	\$4,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	AUTO SERVICE		USED AS:	AUTO SERVICE	
332.0		332.0			
ZONING:	CONFORMING	LAND AREA:	75 X 145	# OF UNITS:	1
				YRBLT:	1920
LOCATION:			RURAL FRINGE	STORY HT:	1
				WALL HT:	10
				PARKING: ONSITE ADEQUATE	
BSMT AREA:	0	TOTAL AREA:	864	ROOF:	SLANT
1SFLOOR AREA:	864	EXT MATERIAL:	CONC BLK		
UPPER FLR AREA:	0	MARKETABLE AREA:	864	AMENITIES:	(1) 8 X 8 OVRHD
PHY	FR	FUNC	PR	ECON	FR
MONTHLY RENT:			\$0.00	GRM:	#Error

PROPERTY NOTES:

BUSINESS VACATED

OVERALL COND: FR

PR/SF: \$4.63

PR/UNIT: \$4,000



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KANSAS SALES BASE - SALE REPORT

COUNTY	MEADE	060	REGION	SW	PIN	131-02-0-30-41-001.00-0	<input type="checkbox"/> M	SVQ	60003522
DB	88	PG	520	ADDRESS: 115 N MEADE CENTER					
CITY: Meade								ECONOMIC CODE:	611

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$18,000	ADJ SALE AMT:	\$18,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: SVQ VERIFICATION ONLY							

BUILT AS:	AUTO SERVICE	USED AS:	AUTO SERVICE						
332.0		332.0							
ZONING:	NOT APPLICABLE	LAND AREA:	140X140	# OF UNITS:	1	YRBLT:	1930	PARKING:	
LOCATION:	DOWNTOWN -SECONDARY	STORY HT:	1	WALL HT:	NORMAL	ONSITE ADEQUATE			
BSMT AREA:	0	TOTAL AREA:	2720	ROOF:	SLANT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	2720	EXT MATERIAL:	WOOD						
UPPER FLR AREA:	0	MARKETABLE AREA:	2720	AMENITIES:	ONE OVHD 12X10				
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:	\$0.00	GRM:	#Error

PROPERTY NOTES:

TIRE SHOP JUST OFF MAIN HWY 54 AREA - PROBABLY ORIGINALLY BUILT AS LUMBER STORAGE OR WAREHOUSE BUT HAS BEEN MODIFIED OVER THE YEARS LOW GRADE BUILDING

OVERALL COND: FR

PR/SF: \$6.62

PR/UNIT: \$18,000



KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	141-12-0-30-25-018.00-0	<input type="checkbox"/> M	SVQ	103008576
DB	319	PG	482	ADDRESS: 321 N 7TH					
CITY: Fredonia						ECONOMIC CODE:		611	

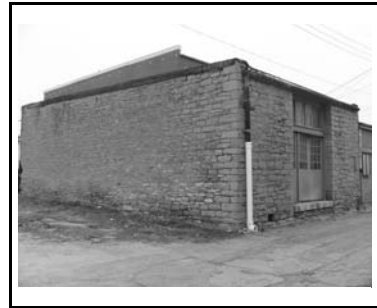
SALE MONTH:	01	SALE YR:	2008	SALE AMT:	\$21,500	ADJ SALE AMT:	\$21,500
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: THIS WAS A GARAGE & SERVICE PLACE THAT SOLD CHAINSAWS. NOT SURE WHAT MR & MRS. FOX HAS PLANNED FOR IT							

BUILT AS:	332.0		AUTO SERVICE	USED AS:	332.0		AUTO SERVICE
ZONING:	CONFORMING		LAND AREA:	50 X 91		# OF UNITS:	1
						YRBLT:	1930
LOCATION:	DOWNTOWN -SECONDARY		STORY HT:	1		WALL HT:	NORM
						PARKING:	ON & OFF SITE
BSMT AREA:	0		TOTAL AREA:	3250		ROOF:	FLAT
						CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	3250		EXT MATERIAL:	BRICK			
UPPER FLR AREA:	0		MARKETABLE AREA:	3250		AMENITIES:	
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00
						GRM:	#Error

PROPERTY NOTES:

WAS STEPHENS TIRE---THIS PROPERTY IS 1/2 BLOCK FROM TOWN SQUARE. VERY EASY TO GET TO. LOTS OF ROOM FOR WHATEVER THEY WANT TO DO WITH IT.

OVERALL COND:	AV	PR/SF:	\$6.62	PR/UNIT:	\$21,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	141-12-0-30-23-005.00-0	<input type="checkbox"/> M	SVQ	103008835
DB	327	PG	225	ADDRESS: 402 MADISON					
CITY: Fredonia								ECONOMIC CODE:	611

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$62,000 ADJ SALE AMT: \$18,000

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

SALE NOTES: BUYER WAS MANAGING TIRE STORE FIRST OPPORTUNITY TO BUY, WAS NOT OFFERED ON OPEN MARKET--\$44,000 FOR INVENTORY & EQUIPMENT--\$18,000 WAS FOR REAL ESTATE

BUILT AS:	AUTO SERVICE	USED AS:	AUTO SERVICE
332.0		332.0	
ZONING: CONFORMING	LAND AREA: 50 X 101	# OF UNITS: 1	YRBLT: 1920
LOCATION: BUSINESS CLUSTER	STORY HT: 1	WALL HT: 10	PARKING: ON & OFF SITE
BSMT AREA: 0	TOTAL AREA: 1274	ROOF: FLAT	CONST TYPE: BRICK/BLK
1SFLOOR AREA: 1274	MARKETABLE AREA: 1274	EXT MATERIAL: CONC BLK	
UPPER FLR AREA: 0		AMENITIES:	
PHY GD	FUNC GD	ECON GD	MONTHLY RENT: \$0.00
		GRM:	#Error

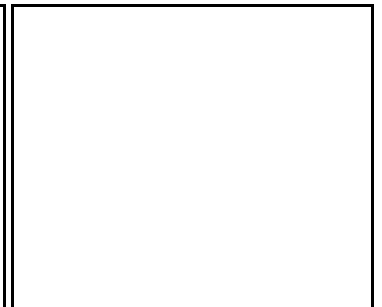
PROPERTY NOTES:

VERY BUSY TIRE REPAIR SHOP

OVERALL COND: GD

PR/SF: \$14.13

PR/UNIT: \$18,000



KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	194-20-0-30-30-013.00-0	<input type="checkbox"/> M	SVQ	103008728
DB	324	PG	106*	ADDRESS: 420 MAIN					
CITY: Neodesha								ECONOMIC CODE:	601

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$40,000 ADJ SALE AMT: \$27,000

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

SALE NOTES: THIS SALE WAS BETWEEN FAMILY--\$13,000 IN PP

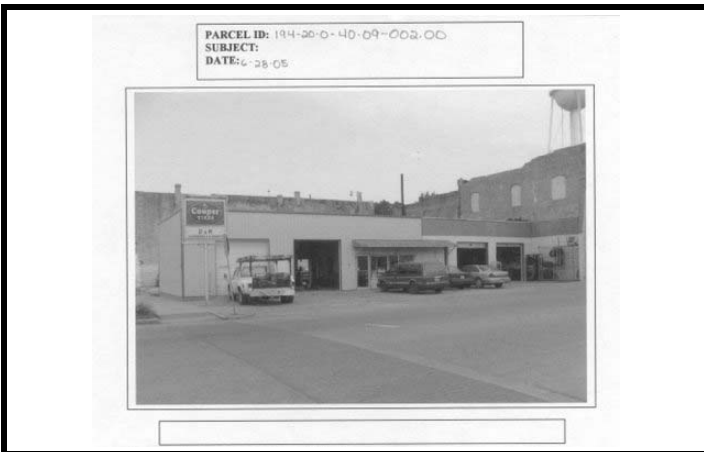
BUILT AS:	AUTO SERVICE	USED AS:	AUTO SERVICE
332.0		332.0	
ZONING:	CONFORMING	LAND AREA:	10540 SF
# OF UNITS:	1	YRBLT:	1958
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
WALL HT:	15	PARKING:	ON & OFF SITE
BSMT AREA:	0	TOTAL AREA:	2552
1SFLOOR AREA:	2552	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	2552	EXT MATERIAL:	STEEL
AMENITIES:	(2) 10 X 10 OVRHD'S--5212 SF ASPHALT PAV.--1408 SF CONC. PAV.		
PHY	GD	FUNC	GD
ECON	GD	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND: GD

PR/SF: \$10.58

PR/UNIT: \$27,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-34-0-30-35-008.00-0	<input checked="" type="checkbox"/> M	SVQ	57012428	
DB	m193	PG	311	ADDRESS: 106 E. D & 108 E. D Street						
CITY: Hillsboro					ECONOMIC CODE:			601		

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

SALE TYPE: NOM - RELATED MKT TIME: UNKNOWN ADJ REASON NOT ADJUSTED

SALE NOTES: Daughter, Son-in-law bought from father

BUILT AS:

AUTO SERVICE

USED AS:

AUTO SERVICE

332.0

332.0

ZONING: CONFORMING

LAND AREA: 10520 sq ft

OF UNITS: 1

YRBLT: 1959

PARKING:

LOCATION: MAJOR STRIP- STABLE/GROWTH

STORY HT: 1

WALL HT: 12

ONSITE ADQ

BSMT AREA: 0

TOTAL AREA: 3600

ROOF: PITCHED(

CONST TYPE: BLOCK ONLY

1SFLOOR AREA: 3600

EXT MATERIAL:

CONC BLOCK

UPPER FLR AREA: 0

MARKETABLE AREA: 3600

AMENITIES: 13x74 Asphalt parking, 8x10 shed, two overhead doors.

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

106 E. D is parking, 108 E. D is building. Hillsboro Body Shop. 1600 sq. ft. metal building addition in 1978. NO PICTURE PROVIDED

OVERALL COND: AV

PR/SF: \$9.72

PR/UNIT: \$35,000

KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	321-02-0-10-24-004.01-0	<input type="checkbox"/> M	SVQ	96016261
DB	765	PG	435	ADDRESS: 202 N. Main					
CITY: Caldwell								ECONOMIC CODE:	601

SALE MONTH: 11 SALE YR: 2005 SALE AMT: \$35,000 ADJ SALE AMT: \$35,000

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

SALE NOTES: The buyer had approached the seller a few years ago and worked out an agreement when the seller was ready to retire, he would sell the business to the buyer. They agreed on a selling price of \$30,000 for the building and \$5,000 for personal property.

BUILT AS: AUTO SERVICE

332.0

USED AS: AUTO SERVICE

332.0

ZONING: CONFORMING

LAND AREA: 70 x 63

OF UNITS: 1

YRBLT: 2001

PARKING:

LOCATION: MAJOR STRIP- STABLE/GROWTH

STORY HT: 1

WALL HT: 10

ON & OFF SITE

BSMT AREA: 0

TOTAL AREA: 1440

ROOF: PITCHED(

CONST TYPE: STEEL

1SFLOOR AREA: 1440

EXT MATERIAL: STEEL

UPPER FLR AREA: 0

MARKETABLE AREA: 1440

AMENITIES:

PHY AV

FUNC AV

ECON

MONTHLY RENT:

GRM:

PROPERTY NOTES:

NO PICTURE PROVIDED

OVERALL COND: AV

PR/SF: \$24.31

PR/UNIT: \$35,000

KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	077-35-0-40-10-002.00-0	<input type="checkbox"/> M	SVQ	40018904
DB	412	PG	661	ADDRESS: 113 E 2ND ST					
CITY: HALSTEAD								ECONOMIC CODE:	601

SALE MONTH:	12	SALE YR:	2008	SALE AMT:	\$43,500	ADJ SALE AMT:	\$33,500
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	PP/BUS. INT REMOVED
SALE NOTES: PROPERTY BOUGHT FOR PERSONAL USE							

BUILT AS:	0.0	RETAIL SINGLE	USED AS:	0.0	AUTO SERVICE				
ZONING:	CONFORMING	LAND AREA:	3,000 SQ FT	# OF UNITS:	1	YRBLT:	1925	PARKING:	
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1	WALL HT:	14	ONSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	3000	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	3000	EXT MATERIAL:	BRICK	MARKETABLE AREA:	3000	AMENITIES:			
UPPER FLR AREA:	0								
PHY	PR	FUNC	FR	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND:	FR	PR/SF:	\$11.17	PR/UNIT:	\$33,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	151-02-0-30-01-002.00-0	<input type="checkbox"/> M	SVQ	96016083
DB	759	PG	593	ADDRESS: 2300 E. Commerce Rd					
CITY: Wellington						ECONOMIC CODE:		412	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$15,000 ADJ SALE AMT: \$15,000

SALE TYPE: NOM - RELATED MKT TIME: UNKNOWN ADJ REASON NOT ADJUSTED

SALE NOTES: Property was not made available to other potential buyers.

BUILT AS: AUTO SERVICE USED AS: AUTO SERVICE
 332.0 332.0

ZONING: CONFORMING LAND AREA: 3.5 acres # OF UNITS: 2 YRBLT: 1971

LOCATION: INDUSTRIAL STORY HT: 1 WALL HT: 16 PARKING: ONSITE ADQ

BSMT AREA: 0 TOTAL AREA: ROOF: PITCHED(CONST TYPE: STEEL

1SFLOOR AREA: EXT MATERIAL: STEEL

UPPER FLR AREA: 0 MARKETABLE AREA: AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: PR PR/SF: PR/UNIT: \$7,500



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	151-11-0-10-02-005.00-0	<input type="checkbox"/> M	SVQ	96016063	
DB	759	PG	217	ADDRESS: 1725 North A						
CITY: Wellington								ECONOMIC CODE:	412	

SALE MONTH: 12 SALE YR: 2007 SALE AMT: \$85,000 ADJ SALE AMT: \$85,000

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

SALE NOTES:

BUILT AS:

AUTO SERVICE

USED AS:

AUTO SERVICE

332.0

332.0

ZONING: CONFORMING

LAND AREA: 1.20 ac

OF UNITS: 1

YRBLT: 1981

PARKING:

LOCATION: INDUSTRIAL

STORY HT: 1

WALL HT: 14

ONSITE ADEQUATE

BSMT AREA: 0

TOTAL AREA: 5736

ROOF: SLANT

CONST TYPE: STEEL

1SFLOOR AREA: 4868

EXT MATERIAL: STEEL

UPPER FLR AREA: 868

MARKETABLE AREA: 5736

AMENITIES:

PHY FR

FUNC FR

ECON FR

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: FR

PR/SF: \$14.82

PR/UNIT: \$85,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	177-26-0-10-01-004.01-0	<input type="checkbox"/> M	SVQ	18020879	
DB	812	PG	81	ADDRESS: 724 Industrial Rd						
CITY: Winfield								ECONOMIC CODE:	312	

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

SALE TYPE: NON-SALE - INTERNAL TRANSFER MKT TIME: UNDER 30 DAYS ADJ REASON NOT ADJUSTED

SALE NOTES: This property went from being personally owned property to a corporate business. No appraisals were done at this time, but in the process of doing some banking changes after the transaction there was an appraisal which was reflective of the sale amount.

BUILT AS:

MANUFACTURING

USED AS:

AUTO SERVICE

0.0

0.0

ZONING: NOT APPLICABLE

LAND AREA: 3 acres

OF UNITS: 1

YRBLT: 2005

PARKING:

LOCATION: INDUSTRIAL

STORY HT: 1

WALL HT: 12

ON & OFF SITE

BSMT AREA:

TOTAL AREA: 10321

ROOF: PITCHED(

CONST TYPE: STEEL

1SFLOOR AREA:

10321

EXT MATERIAL:

STEEL

UPPER FLR AREA:

MARKETABLE AREA: 10321

AMENITIES:

PHY GD

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

 This property is located in Winfield in an industrial park. The condition of the building is good with only a little gutter work needed. --NO PICTURE PROVIDED BY COUNTY

OVERALL COND: GD

PR/SF: \$38.76

PR/UNIT: \$400,000

KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	099-29-0-10-01-012.03-0	<input type="checkbox"/> M	SVQ	40018104
DB	221	PG	391	ADDRESS: 1304 OLD MAIN STREET					
CITY: Newton						ECONOMIC CODE:		312	

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$200,000 ADJ SALE AMT: \$200,000

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

SALE NOTES: OPEN MARKET SALE, BUT SELLER BANKRUPT AND HAD TO LIQUIDATE

BUILT AS: 332.0 AUTO SERVICE USED AS: 332.0 AUTO SERVICE

ZONING: CONFORMING LAND AREA: 25980 SF # OF UNITS: 1 YRBLT: 2002

LOCATION: BUSINESS CLUSTER STORY HT: 1 WALL HT: 12 PARKING: ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 5184 ROOF: FLAT CONST TYPE: WOOD FRAME

1SFLOOR AREA: 5184 EXT MATERIAL: WOOD

UPPER FLR AREA: 0 MARKETABLE AREA: 5184 AMENITIES:

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

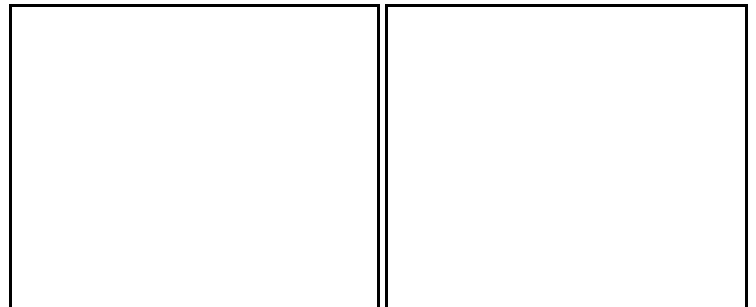
PROPERTY NOTES:

PROPERTY PREVIOUSLY HAD DIRECT ACCESS TO THE INTERSTATE. ACCESS WAS BLOCKED

OVERALL COND: AV

PR/SF: \$38.58

PR/UNIT: \$200,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	211-02-0-40-16-015.00-0	<input type="checkbox"/> M	SVQ	8039637
DB	2009	PG	578	ADDRESS: 520 S. Main St.					
CITY: El Dorado						ECONOMIC CODE:		312	

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

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

SALE NOTES: Sold at auction. The auction was well advertised and several bidders were present. The buyer was not aware of any reserve. The seller was an estate.

BUILT AS:	0.0	RETAIL SINGLE	USED AS:	0.0	AUTO SERVICE
ZONING:	CONFORMING	LAND AREA:	5,184 SQFT	# OF UNITS:	1
YRBLT:	1927	PARKING: ON & OFF SITE			
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1	WALL HT:	10
BSMT AREA:		TOTAL AREA:	4677	ROOF:	FLAT
1SFLOOR AREA:	4677	CONST TYPE:	WOOD FRAME	EXT MATERIAL:	CONC BLOCK
UPPER FLR AREA:		MARKETABLE AREA:	4677	AMENITIES:	
PHY	FR	FUNC	FR	ECON	FR
MONTHLY RENT:		\$1,500.00	GRM:	40	

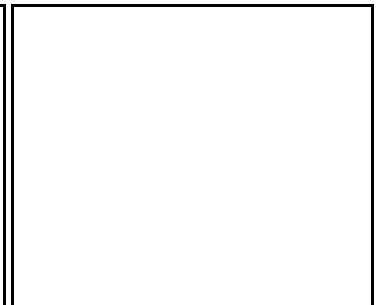
PROPERTY NOTES:

The rental amount is after the remodel that occurred after the purchase. Card 01 was built in 1927 and has 720 sqft. Card 02 was an addition built in 1961 attached to the back of Card 01 and is used as storage. Card 03 was built in 1980 and added on to

OVERALL COND: FR

PR/SF: \$12.83

PR/UNIT: \$60,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	271-02-0-20-01-001.00-0	<input type="checkbox"/> M	SVQ	56018797
DB	476	PG	441	ADDRESS: 3 E HWY 99					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH:	01	SALE YR:	2008	SALE AMT:	\$32,000	ADJ SALE AMT:	\$32,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: SVQ INDICATES OMS--NO PP--NO OTHER INFO GIVEN							

BUILT AS:	332.0		AUTO SERVICE	USED AS:	332.0		AUTO SERVICE
ZONING:	CONFORMING		LAND AREA:	225 X 125		# OF UNITS:	1
						YRBLT:	1951
LOCATION:	RURAL SINGLE		STORY HT:	1		WALL HT:	NORM
						PARKING:	ONSITE ADEQUATE
BSMT AREA:	0		TOTAL AREA:	483		ROOF:	SLANT
						CONST TYPE:	FRAME
1SFLOOR AREA:	483		EXT MATERIAL:	BLOCK			
UPPER FLR AREA:	0		MARKETABLE AREA:	483		AMENITIES:	
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00
						GRM:	#Error

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$66.25	PR/UNIT:	\$32,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	195-16-0-10-05-003.00-0	<input type="checkbox"/> M	SVQ	56018840
DB	476	PG	569	ADDRESS: 1417 W 6TH					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$230,000 ADJ SALE AMT: \$218,000

SALE TYPE: CONTRACT/FINANCING MKT TIME: UNKNOWN ADJ REASON PP/BUS. INT REMOVED

SALE NOTES: SVQ INDICATES LEASE PURCHASE OPTION---\$12,000 IN PP FOR COOLERS--NO OTHER INFO GIVEN

BUILT AS: CONV STORE USED AS: AUTO SERVICE

ZONING: CONFORMING LAND AREA: 21750 SF # OF UNITS: 1 YRBLT: 1981

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

BSMT AREA: 0 TOTAL AREA: 3000 ROOF: FLAT CONST TYPE: FRAME

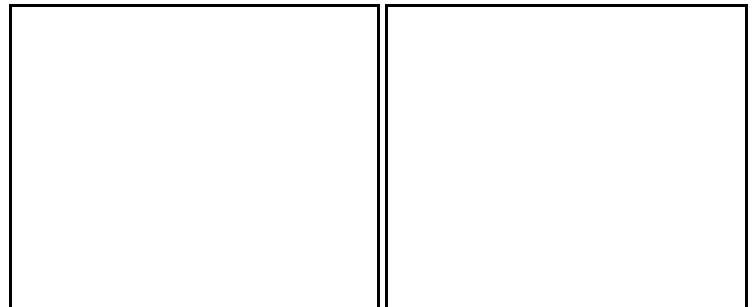
1SFLOOR AREA: 3000 EXT MATERIAL: BRICK

UPPER FLR AREA: 0 MARKETABLE AREA: 3000 AMENITIES: 14150 SF CONC. PAV

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

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$72.67 PR/UNIT: \$218,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	191-11-0-30-15-021.00-0	<input type="checkbox"/> M	SVQ	56019186
DB	478	PG	500	ADDRESS: 702 E 6TH					
CITY: Emporia								ECONOMIC CODE:	212

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$15,000 ADJ SALE AMT: \$15,000

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: AUTO SERVICE USED AS: AUTO SERVICE
 332.0 332.0

ZONING: CONFORMING LAND AREA: 11920 SF # OF UNITS: 1 YRBLT: 1960

LOCATION: SECONDARY STRIP STORY HT: 1 WALL HT: 8 PARKING: ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 252 ROOF: FLAT CONST TYPE: STEEL

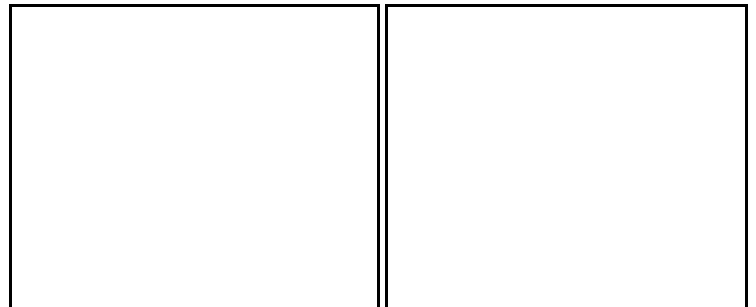
1SFLOOR AREA: 252 EXT MATERIAL: STEEL

UPPER FLR AREA: 0 MARKETABLE AREA: 252 AMENITIES: 6000 SF ASP/CONC. PAVING

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

PROPERTY NOTES:

OVERALL COND: PR PR/SF: \$59.52 PR/UNIT: \$15,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	202-09-0-00-00-007.00-0	<input type="checkbox"/> M	SVQ	56018859
DB	476	PG	633	ADDRESS: 377 W HWY 50					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH:	01	SALE YR:	2008	SALE AMT:	\$300,000	ADJ SALE AMT:	\$300,000
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:	332.0		AUTO SERVICE	USED AS:	332.0		AUTO SERVICE
ZONING:	CONFORMING		LAND AREA:	5.60 AC		# OF UNITS:	1
						YRBLT:	2007
LOCATION:	RURAL FRINGE		STORY HT:	1		WALL HT:	NORM
						PARKING:	ONSITE ADEQUATE
BSMT AREA:	0		TOTAL AREA:	11552		ROOF:	FLAT
						CONST TYPE:	FRAME
1SFLOOR AREA:	11552		EXT MATERIAL:	BRICK			
UPPER FLR AREA:	0		MARKETABLE AREA:	11552		AMENITIES:	1520 SF CONC. PAV
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00
						GRM:	#Error

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$25.97	PR/UNIT:	\$300,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-35-0-10-12-006.00-0	<input type="checkbox"/> M	SVQ	29017611
DB	232	PG	22	ADDRESS: 109 SUNFLOWER AVE					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH:	02	SALE YR:	2008	SALE AMT:	\$20,000	ADJ SALE AMT:	\$20,000
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:	332.0		AUTO SERVICE	USED AS:	332.0		AUTO SERVICE
ZONING:	NOT APPLICABLE		LAND AREA:	10625 SF		# OF UNITS:	1
LOCATION:	NBHD SUPPORT AREA		STORY HT:	1		WALL HT:	NORM
BSMT AREA:	0		TOTAL AREA:	2100		ROOF:	SLANT
1SFLOOR AREA:	2100		MARKETABLE AREA:	2100		CONST TYPE:	FRAME
UPPER FLR AREA:	0		EXT MATERIAL:	SIDING		AMENITIES:	
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00
						GRM:	#Error

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$9.52	PR/UNIT:	\$20,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	171-02-0-10-11-004.00-0	<input type="checkbox"/> M	SVQ	29017612
DB	232	PG	23	ADDRESS: 1307 MINNEOLA RD					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH:	03	SALE YR:	2008	SALE AMT:	\$120,000	ADJ SALE AMT:	\$120,000
SALE TYPE:	NOM - SELLER APPROACHED BUYER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: BUYER WAS RENTING BLDG AT TIME OF SALE							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	AUTO SERVICE
0.0		0.0	
ZONING:	NOT APPLICABLE	LAND AREA:	46000 SF
# OF UNITS:	1	YRBLT:	1975
LOCATION: INDUSTRIAL		STORY HT:	1
WALL HT:		NORM	PARKING: ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	6000
1SFLOOR AREA:	6000	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	STEEL
MARKETABLE AREA:		6000	EXT MATERIAL:
STEEL		AMENITIES:	(4) OVRHD'S, 2240 SF CONC. PAV, 14029 SF ASPH. PAV
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$20.00	PR/UNIT:	\$120,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	261-01-0-00-01-034.01-0	<input type="checkbox"/> M	SVQ	28016744
DB	286	PG	86	ADDRESS: 1509 W Mary					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 09 SALE YR: 2008 SALE AMT: \$19,500 ADJ SALE AMT: \$19,500

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

SALE NOTES: Building was used for personal use as a garage before it sold to our local Cab business. The couple also have a U-Haul company.

BUILT AS: AUTO SERVICE USED AS: AUTO SERVICE

ZONING: NOT APPLICABLE LAND AREA: 35284 sqft # OF UNITS: 1 YRBLT: 1959

LOCATION: NBHD SUPPORT AREA STORY HT: 1 WALL HT: 11 PARKING: ONSITE ADQ

BSMT AREA: TOTAL AREA: 1200 ROOF: PITCHED(CONST TYPE: WOOD FRAME

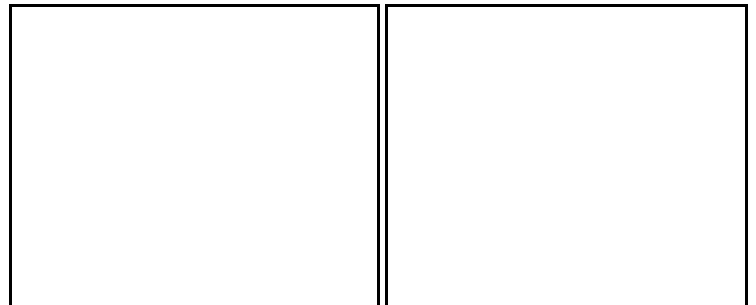
1SFLOOR AREA: 1200 EXT MATERIAL: STEEL

UPPER FLR AREA: MARKETABLE AREA: 1200 AMENITIES: 1-10x16 over head door, little concrete parking, detached frame garage 20x24, small enclosed area inside 10x10 used for office, and they also have some fencing in

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$16.25 PR/UNIT: \$19,500



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-35-0-40-19-015.00-0	<input type="checkbox"/> M	SVQ	29018274
DB	233	PG	788-7	ADDRESS: 112 PEARL ST					
CITY: DODGE CITY						ECONOMIC CODE:		212	

SALE MONTH: 02 SALE YR: 2009 SALE AMT: \$850,000 ADJ SALE AMT: \$425,000

SALE TYPE: OPEN MARKET-LISTED MKT TIME: UNKNOWN ADJ REASON OTHER

SALE NOTES: THE REALTOR SAID THERE WAS \$450,000 ON PERSONAL PROPERTY AND BLUE SKY.

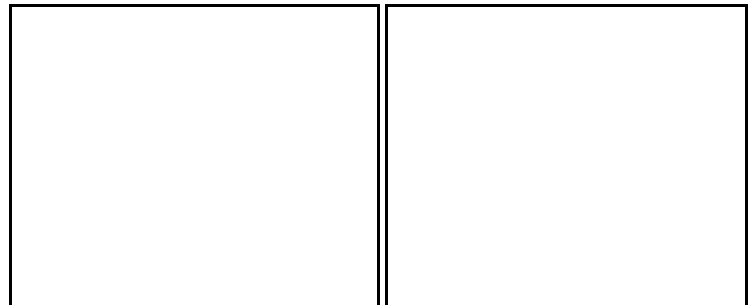
BUILT AS:	OTHER -SPECIFY	USED AS:	AUTO SERVICE
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	52,438
		# OF UNITS:	1
		YRBLT:	1986
LOCATION:	INDUSTRIAL	STORY HT:	1
		WALL HT:	16
		PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	7800
1SFLOOR AREA:	7800	ROOF:	PITCHED(
		CONST TYPE:	STEEL
UPPER FLR AREA:		EXT MATERIAL:	STEEL
		MARKETABLE AREA:	7800
		AMENITIES:	2-OHD'S, CONCRETE PAVING. TRUCK & AUTO REPAIR
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	
		GRM:	

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$54.49

PR/UNIT: \$425,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-40-56-003.00-0	<input type="checkbox"/> M	SVQ	29018132
DB	233	PG	414-4	ADDRESS: 120 E TRAIL					
CITY: DODGE CITY								ECONOMIC CODE:	212

SALE MONTH:	12	SALE YR:	2008	SALE AMT:	\$150,000	ADJ SALE AMT:	\$150,000
SALE TYPE:	OPEN MARKET-FSBO	MKT TIME:	UNKNOWN	ADJ REASON	NOT ADJUSTED		
SALE NOTES: CARD 1 - TACO SHOP BUILT IN 1996, CARD 2 - TONY'S AUTO REPAIR BUILT IN 2007							

BUILT AS:	AUTO SERVICE	USED AS:	AUTO SERVICE
332.0		332.0	
ZONING:	CONFORMING	LAND AREA:	15,545sf
# OF UNITS:	1	YRBLT:	1996
LOCATION:	INDUSTRIAL	STORY HT:	1
WALL HT:	12, 20	PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	2840
1SFLOOR AREA:	2840	ROOF:	PITCHED(
CONST TYPE:	STEEL	EXT MATERIAL:	STEEL
MARKETABLE AREA:	2840	AMENITIES:	PAVING, ENCLOSURE, 3 - OHD'S
UPPER FLR AREA:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$52.82	PR/UNIT:	\$150,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	093-08-0-40-03-004.00-0	<input type="checkbox"/> M	SVQ	40018653
DB	222	PG	837	ADDRESS: 1701 N Main St					
CITY: Newton						ECONOMIC CODE:		312	

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$52,000 ADJ SALE AMT: \$48,050

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

SALE NOTES: Buyer did not know how much allocated for PP. PP rendition value was used to adjust sale amount

BUILT AS: CARWASH BOTH USED AS: CARWASH BOTH

ZONING: CONFORMING LAND AREA: 12825 sq ft # OF UNITS: 3 YRBLT: 1968

LOCATION: SECONDARY STRIP STORY HT: 1 WALL HT: 12 PARKING: ONSITE ADQ

BSMT AREA: 0 TOTAL AREA: 2278 ROOF: FLAT CONST TYPE: WOOD FRAME

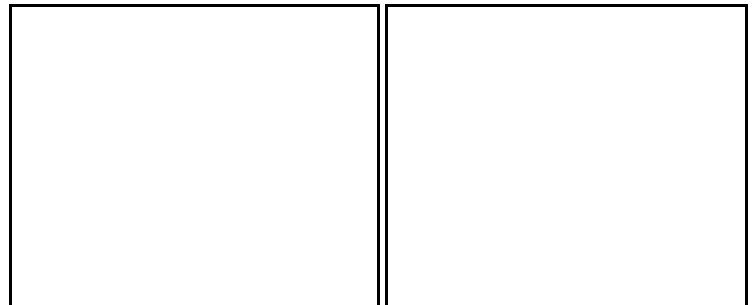
1SFLOOR AREA: 2278 EXT MATERIAL: STEEL

UPPER FLR AREA: 0 MARKETABLE AREA: 2278 AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$21.09 PR/UNIT: \$16,017



KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	232-03-0-40-05-010.00-0	<input type="checkbox"/> M	SVQ	25003927	
DB	97	PG	513	ADDRESS: 514 KANSAS						
CITY: Longton								ECONOMIC CODE:	801	

SALE MONTH: 12 SALE YR: 2008 SALE AMT: \$13,000 ADJ SALE AMT: \$13,000

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

SALE NOTES: NOT OPEN MKT--WORD OF MOUTH--NO AMOUNT ALLOCATED FOR PP

BUILT AS:

CARWASH MANUAL

USED AS:

CARWASH MANUAL

336.0

336.0

ZONING: CONFORMING

LAND AREA: 88 X 158

OF UNITS: 1

YRBLT: 1997

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 1

WALL HT: 9

ON & OFF SITE

BSMT AREA: 0

TOTAL AREA: 728

ROOF: SLANT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 728

EXT MATERIAL: SIDING(VINYL, HARDIE, ETC.)

UPPER FLR AREA: 0

MARKETABLE AREA: 728

AMENITIES: 2 UNITS, 1495 SF CONC. PAV.

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$17.86

PR/UNIT: \$13,000

KANSAS SALES BASE - SALE REPORT

COUNTY	MEADE	060	REGION	SW	PIN	155-16-0-30-28-005.02-0	<input type="checkbox"/> M	SVQ	60003565
DB	89	PG	114	ADDRESS: 405 GRAND AVE					
CITY: Plains								ECONOMIC CODE:	601

SALE MONTH:	08	SALE YR:	2008	SALE AMT:	\$55,100	ADJ SALE AMT:	\$31,500
SALE TYPE:	OTHER		MKT TIME:	UNKNOWN		ADJ REASON	PP/BUS. INT REMOVED
SALE NOTES: SALE BY JUDICIAL ORDER--\$23,600 IN PP FOR CARWASH EQUIP.-- NO OTHER INFO GIVEN ABOUT SALE							

BUILT AS:	CARWASH MANUAL	USED AS:	CARWASH MANUAL
336.0		336.0	
ZONING:	CONFORMING	LAND AREA:	50 X 140
# OF UNITS:	2	YRBLT:	1991
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING	STORY HT:	1
WALL HT:	10	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	1290
1SFLOOR AREA:	1290	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	1290	EXT MATERIAL:	CONC BLK
AMENITIES:	4730 SF CONC. PAVING--(2) 12 X 8 BAYS		
PHY	AVB	FUNC	AV
ECON	AV	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$24.42	PR/UNIT:	\$15,750
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-40-39-007.00-0	<input type="checkbox"/> M	SVQ	56019431
DB	2008	PG	4528	ADDRESS: 306 E 6TH AVE					
CITY: EMPORIA								ECONOMIC CODE:	212

SALE MONTH: 12 SALE YR: 2008 SALE AMT: \$200,000 ADJ SALE AMT: \$110,000

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

SALE NOTES:

BUILT AS:

CARWASH MANUAL

USED AS:

CARWASH MANUAL

336.0

336.0

ZONING: CONFORMING

LAND AREA: 130X100

OF UNITS:

1

YRBLT: 1988

PARKING:

LOCATION: MAJOR STRIP - DECLINE

STORY HT: 1

WALL HT:

ONSITE ADQ

BSMT AREA:

TOTAL AREA:

2025

ROOF:

CONST TYPE: BRICK/BLOCK

1SFLOOR AREA:

2025

EXT MATERIAL:

BRICK

UPPER FLR AREA:

MARKETABLE AREA:

2025

AMENITIES:

PHY

GD

FUNC

AV

ECON

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND:

GD

PR/SF:

\$54.32

PR/UNIT:

\$110,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	253-05-0-10-05-001.00-0	<input type="checkbox"/> M	SVQ	29017914
DB	232	PG	777	ADDRESS: 101 E RAILROAD ST					
CITY: BUCKLIN						ECONOMIC CODE:		701	

SALE MONTH: 07 **SALE YR:** 2008 **SALE AMT:** \$115,000 **ADJ SALE AMT:** \$90,000
SALE TYPE: FI SALE OF PREV FORECLOSED **MKT TIME:** UNKNOWN **ADJ REASON:** PP/BUS. INT REMOVED
SALE NOTES: 2/8 SHER SALE/BANK SALE 7/8

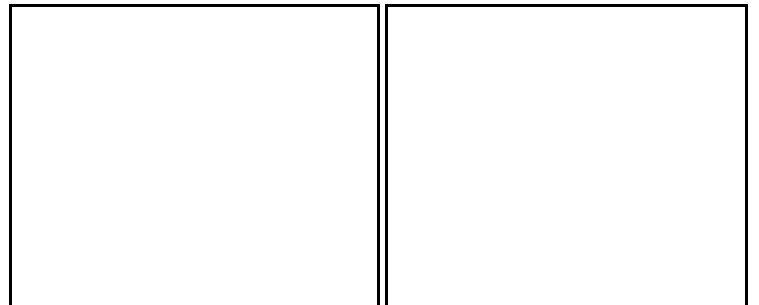
BUILT AS:		348.0		USED AS:		348.0	
CONV STORE				CONV STORE			
ZONING:	NONCONFORMING	LAND AREA:	14,512	# OF UNITS:	1	YRBLT:	1960
LOCATION: SECONDARY STRIP				STORY HT:	1	WALL HT:	12
BSMT AREA:				TOTAL AREA:	1704	ROOF:	FLAT
1SFLOOR AREA:				1704	EXT MATERIAL:	BRICK	
UPPER FLR AREA:				MARKETABLE AREA:	1704	AMENITIES:	CANOPY, PAVING, LIGHTS
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	
				GRM:			

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$52.82

PR/UNIT: \$90,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	178-27-0-10-02-013.01-0	<input type="checkbox"/> M	SVQ	18020922
DB	813	PG	73	ADDRESS: 1902 E 9TH					
CITY: Winfield						ECONOMIC CODE:		312	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$638,000 ADJ SALE AMT: \$516,000

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

SALE NOTES: SALE/LEASE BACK FINANCING--C-STORE & PETROLEUM EQUIPMENT= PP \$122,000--WAS NOT OFFERED ON OPEN MARKET & DOES NOT REFLECT MARKET VALUE AS PER SELLER

BUILT AS:	CONV STORE	USED AS:	CONV STORE
348.0		348.0	
ZONING:	CONFORMING	LAND AREA:	200 X 70
# OF UNITS:	1	YRBLT:	1966
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	10	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	1134
1SFLOOR AREA:	1134	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	BLOCK ONLY
MARKETABLE AREA:	1134	EXT MATERIAL:	CONC BLK
AMENITIES:	13677 SF CONC. PAVING---38 X 48 CANOPY		
PHY GD	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$455.03

PR/UNIT: \$516,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	158-34-0-00-00-011.01-0	<input type="checkbox"/> M	SVQ	8039395
DB	2008	PG	8933	ADDRESS: 262 NE Hwy 177					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH: 02 SALE YR: 2008 SALE AMT: \$130,000 ADJ SALE AMT: \$130,000

SALE TYPE: OPEN MARKET-LISTED MKT TIME: OVER 1 YR ADJ REASON: NOT ADJUSTED

SALE NOTES: This property was a foreclosure that has been listed with a realtor for over a year. My last listing showed it was on the market for \$175,000. A bank was the seller.

BUILT AS:	348.0	CONV STORE	USED AS:	348.0	CONV STORE
ZONING:	CONFORMING	LAND AREA:	5.80 acres	# OF UNITS:	1
YRBLT:	1990	PARKING: ONSITE ADEQUATE			
LOCATION:	RURAL SINGLE	STORY HT:	1	WALL HT:	8
BSMT AREA:		TOTAL AREA:	4320	ROOF:	SLANT
1SFLOOR AREA:	4320	CONST TYPE:	WOOD FRAME	EXT MATERIAL:	STEEL
UPPER FLR AREA:		MARKETABLE AREA:	4320	AMENITIES:	Detached 21 X36 lean-to, Detached 24x30 Residential-type garage, 24 X 52 Canopy (CP9), 8X16 OD3
PHY	FR	FUNC	FR	ECON	FR
MONTHLY RENT:		GRM:			

PROPERTY NOTES:

This was a rural convenience store close to the El Dorado Lake. It has set empty for over a year. Of the building square footage, 30X54 was used as convenience store, 26X30 was an apartment for the owner and the back 24X80 was a tire shop. The buyer i

OVERALL COND: FR

PR/SF: \$30.09

PR/UNIT: \$130,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	099-29-0-10-01-014.01-0	<input type="checkbox"/> M	SVQ	40018755
DB	223	PG	233	ADDRESS: 1420 OLD MAIN ST					
CITY: NEWTON						ECONOMIC CODE:		312	

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

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

SALE NOTES: PROPERTY LOCATED ON HWY 50 BUT ACCESS WAS BLOCKED DUE TO KDOT CLOSING OFF

BUILT AS: CONV STORE USED AS: CONV STORE
 348.0 348.0

ZONING: CONFORMING LAND AREA: 21,080 SQ FT # OF UNITS: 1 YRBLT: 1987

LOCATION: BUSINESS CLUSTER STORY HT: 1 WALL HT: 09 PARKING: ONSITE ADQ

BSMT AREA: 0 TOTAL AREA: 2000 ROOF: FLAT CONST TYPE: FRAME W STEEL JOIST

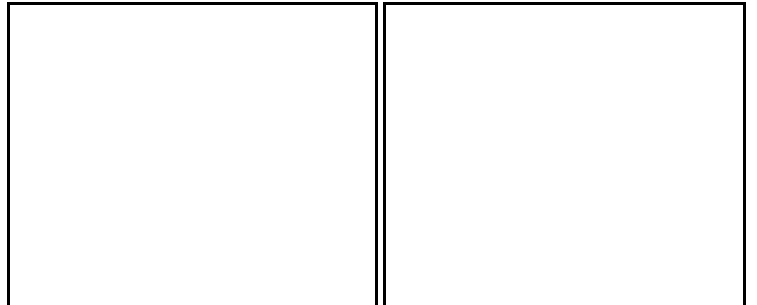
1SFLOOR AREA: 2000 EXT MATERIAL: WOOD

UPPER FLR AREA: 0 MARKETABLE AREA: 2000 AMENITIES:

PHY AV FUNC FR ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$37.50 PR/UNIT: \$75,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	178-28-0-30-26-002.00-0	<input type="checkbox"/> M	SVQ	18020923
DB	813	PG	102	ADDRESS: 1500 MAIN					
CITY: Winfield						ECONOMIC CODE:		312	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$516,000 ADJ SALE AMT: \$416,000

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

SALE NOTES: SALE/LEASEBACK FINANCING--\$100,000 IN PP (PETROLEUM EQUIP)--WAS NOT OFFERED ON OPEN MARKET--VALUE NOT REFLECTIVE OF MARKET VALUE AS PER SELLER

BUILT AS:	CONV STORE	USED AS:	CONV STORE
348.0		348.0	
ZONING: CONFORMING	LAND AREA: 125 X 140	# OF UNITS: 1	YRBLT: 1994
LOCATION: MAJOR STRIP- STABLE/DEVELOPING	STORY HT: 1	WALL HT: 12	PARKING: ONSITE ADEQUATE
BSMT AREA: 0	TOTAL AREA: 3008	ROOF: FLAT	CONST TYPE: BLOCK ONLY
1SFLOOR AREA: 3008	MARKETABLE AREA: 3008	EXT MATERIAL: CONC BLK	
UPPER FLR AREA: 0		AMENITIES: 21492 SF CONC. PAVING	
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
			GRM: #Error

PROPERTY NOTES:

SHELL STATION

OVERALL COND: AV

PR/SF: \$138.30

PR/UNIT: \$416,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-17-0-30-01-004.00-0	<input checked="" type="checkbox"/> M	SVQ	40018646
DB	222	PG	820	ADDRESS: 129 W Broadway					
CITY: Newton						ECONOMIC CODE:		312	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$550,000 ADJ SALE AMT: \$550,000

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

SALE NOTES: Bankruptcy sale and sale included parcels in another county

BUILT AS: CONV STORE USED AS: CONV STORE

348.0 348.0

ZONING: CONFORMING LAND AREA: 20955 sq ft # OF UNITS: 1 YRBLT: 1986

PARKING:

LOCATION: DOWNTOWN - SECONDARY STORY HT: 1 WALL HT: 11 ONSITE ADQ

BSMT AREA: 0 TOTAL AREA: 1920 ROOF: FLAT CONST TYPE: STEEL

1SFLOOR AREA: 1920 EXT MATERIAL: STEEL

UPPER FLR AREA: 0 MARKETABLE AREA: 1920 AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$286.46

PR/UNIT: \$550,000



KANSAS SALES BASE - SALE REPORT

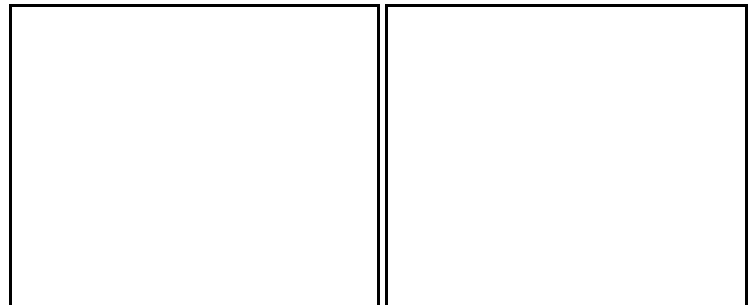
COUNTY	FORD	029	REGION	SW	PIN	087-35-0-40-09-009.00-0	<input type="checkbox"/> M	SVQ	29017739
DB	232	PG	341*	ADDRESS: 609 S 2ND AVE					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$480,000	ADJ SALE AMT:	\$360,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	30 TO 180 DAYS		ADJ REASON	PP/BUS. INT REMOVED
SALE NOTES: COV STATED THE VALUE OF PP WAS \$120,000							

BUILT AS:	CONV STORE	USED AS:	CONV STORE
348.0		348.0	
ZONING:	CONFORMING	LAND AREA:	21816 SF
# OF UNITS:	1	YRBLT:	1986
LOCATION:	MAJOR STRIP- DECLINING	STORY HT:	1
WALL HT:	13	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	2665
ROOF:	FLAT	CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	2665	EXT MATERIAL:	BRICK
MARKETABLE AREA:	2665	AMENITIES:	24 X 82 CANOPY--19487 SF CONC. PAVING
UPPER FLR AREA:	0		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$135.08	PR/UNIT:	\$360,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-30-46-009.00-0	<input type="checkbox"/> M	SVQ	29018125
DB	233	PG	402	ADDRESS: 1111 W WYATT EARP					
CITY: DODGE CITY								ECONOMIC CODE:	212

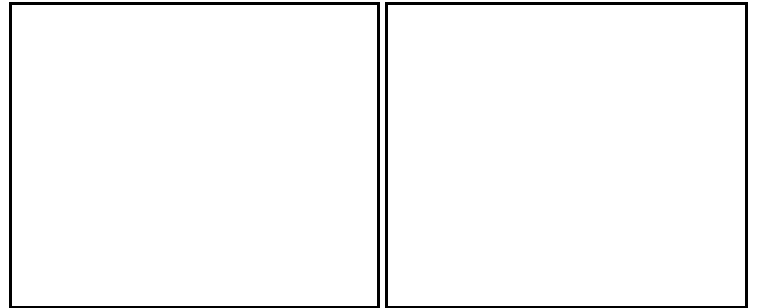
SALE MONTH:	11	SALE YR:	2008	SALE AMT:	\$179,000	ADJ SALE AMT:	\$179,000
SALE TYPE:	OTHER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: 2ND SALE IN ONE YEAR - ROTTINGHAUS REAL ESTATE PUR							

BUILT AS:	SERVICE STATION	USED AS:	CONV STORE
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	17,223sf
# OF UNITS:	1	YRBLT:	1955
PARKING:			ONSITE ADQ
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	1
WALL HT:	14	ROOF:	FLAT
CONST TYPE:	BRICK ONLY		
BSMT AREA:		TOTAL AREA:	3222
1SFLOOR AREA:	3222	EXT MATERIAL:	BRICK
MARKETABLE AREA:	3222	AMENITIES:	CARD 2 - 1650' BLDG BUILT IN 1994 - 1-AUTOMATIC CAR WASH AND TWO MANUEL CAR WASHES.
UPPER FLR AREA:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

3 OVHD'S, SERVICE STATION CANOPY, SERVICE STATION PAVING, MERC LIGHTS, HD CONCRETE PAVING

OVERALL COND:	AV	PR/SF:	\$55.56	PR/UNIT:	\$179,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	086-23-0-10-03-001.00-0	<input checked="" type="checkbox"/> M	SVQ	29017955
DB	233	PG	28-29	ADDRESS:		2615 GARY AVE			
CITY:				DODGE CITY		ECONOMIC CODE:		212	

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$710,000 ADJ SALE AMT: \$710,000

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

SALE NOTES: INCLUDES PARCEL 029-088-34-0-00-05-006.00-0

BUILT AS:	348.0	CONV STORE	USED AS:	348.0	CONV STORE
ZONING:	CONFORMING	LAND AREA:	79,184sf	# OF UNITS:	1
		YRBLT:	1985	PARKING:	
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	1	WALL HT:	12
		ONSITE ADQ			
BSMT AREA:		TOTAL AREA:	4740	ROOF:	PITCHED(
		CONST TYPE:	FRAME W STEEL JOIST	EXT MATERIAL:	MAS/OTHER MIX
1SFLOOR AREA:	4740	MARKETABLE AREA:	4740	AMENITIES:	9X10 CHILLER/FREEZER, 2-6'X12' STORAGE SHEDS, 2,428' SERVICE STATION CANOPY, LIGHTS, PAVING, 1 OVHD
UPPER FLR AREA:					
PHY	AV	FUNC	AV	ECON	AV
MONTHLY RENT:			GRM:		

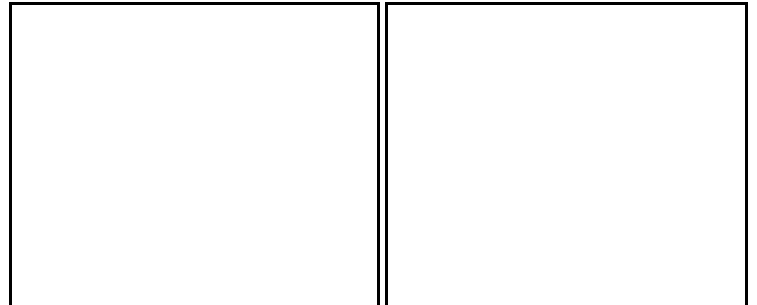
PROPERTY NOTES:

2 CONV STORES

OVERALL COND: AV

PR/SF: \$149.79

PR/UNIT: \$710,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-30-07-005.00-0	<input checked="" type="checkbox"/> M	SVQ	56019418
DB	2008	PG	4450	ADDRESS: 2929 W HWY 50					
CITY: EMPORIA						ECONOMIC CODE:		212	

SALE MONTH:	10	SALE YR:	2008	SALE AMT:	\$699,373	ADJ SALE AMT:	\$699,373
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	348.0	CONV STORE	USED AS:	348.0	CONV STORE				
ZONING:	CONFORMING	LAND AREA:	16425 SQ FT	# OF UNITS:	1	YRBLT:	1991	PARKING:	
LOCATION:	MAJOR STRIP- STABLE/GROWTH		STORY HT:	1	WALL HT:		ONSITE ADQ		
BSMT AREA:		TOTAL AREA:	2040	ROOF:		CONST TYPE:	BRICK/BLOCK		
1SFLOOR AREA:	2040	MARKETABLE AREA:	2040	EXT MATERIAL:	BRICK	AMENITIES:			
UPPER FLR AREA:									
PHY	GD	FUNC	AV	ECON		MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND:	GD	PR/SF:	\$342.83	PR/UNIT:	\$699,373
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-40-05-005.01-0	<input type="checkbox"/> M	SVQ	56019199
DB	478	PG	547	ADDRESS: 2606 W 50TH					
CITY: Emporia								ECONOMIC CODE:	212

SALE MONTH:	08	SALE YR:	2008	SALE AMT:	\$700,000	ADJ SALE AMT:	\$700,000
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:	CONV STORE		USED AS:	CONV STORE			
	348.0			348.0			
ZONING:	CONFORMING	LAND AREA:	2.96 AC	# OF UNITS:	1		
				YRBLT:	1961		
LOCATION: SECONDARY STRIP			STORY HT:	1	WALL HT:	15	
			PARKING: ONSITE ADEQUATE				
BSMT AREA:	0	TOTAL AREA:	4592	ROOF:	FLAT	CONST TYPE:	BLOCK ONLY
1SFLOOR AREA:	4592			EXT MATERIAL:	CONC BLK		
UPPER FLR AREA:	0	MARKETABLE AREA:	4592	AMENITIES:	(2) 12 X 14 & (2) 10 X 12 OVRHD'S---- 27000 SF CONC. PAVING----8 X 16 MTL SHED--CANOPY'S		
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:	\$0.00
						GRM:	#Error

PROPERTY NOTES:

OVERALL COND:	FR	PR/SF:	\$152.44	PR/UNIT:	\$700,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-03-0-00-00-008.00-0	<input type="checkbox"/> M	SVQ	56019206
DB	478	PG	565	ADDRESS: 1829 N MERCHANT					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$1,000,000 ADJ SALE AMT: \$1,000,000

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: CONV STORE USED AS: CONV STORE

ZONING: CONFORMING LAND AREA: 22500 SF # OF UNITS: 1 YRBLT: 2004

LOCATION: DOWNTOWN -SECONDARY STORY HT: 1 WALL HT: 14 PARKING: ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 2916 ROOF: FLAT CONST TYPE: STEEL

1SFLOOR AREA: 2916 EXT MATERIAL: STEEL

UPPER FLR AREA: 0 MARKETABLE AREA: 2916 AMENITIES: 3208 SF CONC. PAVING---7962 SF CONC/ASPH PAVING---40 X 52 CANOPY

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

PROPERTY NOTES:

UNIVERSITY 66

OVERALL COND: AV PR/SF: \$342.94 PR/UNIT: \$1,000,000



1920300000008000 05/21/2004

KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-30-46-009.00-0	<input type="checkbox"/> M	SVQ	29017694
DB	232	PG	242*	ADDRESS: 1111 W WYATT EARP BLVD					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$125,000	ADJ SALE AMT:	\$125,000
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SALE TYPE:	OPEN MARKET-LISTED	MKT TIME:	UNKNOWN	ADJ REASON	NOT ADJUSTED
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SALE NOTES: CITY OF DODGE CITY DID OWN THIS PROPERTY AT THE TIME OF SALE. THEY REMOVED THE UNDERGROUND FUEL TANKS,SUPPLY LINES AND PUMP ISLANDS BEFORE THE SALE

BUILT AS:	SERVICE STATION	USED AS:	CONV STORE
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	17223 SF
# OF UNITS:	1	YRBLT:	1955
PARKING:			ONSITE ADEQUATE
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING	STORY HT:	1
WALL HT:	14	ROOF:	FLAT
CONST TYPE:	BLOCK ONLY	EXT MATERIAL:	CONC BLK
BSMT AREA:	0	TOTAL AREA:	3222
1SFLOOR AREA:	3222	MARKETABLE AREA:	3222
UPPER FLR AREA:	0	AMENITIES:	(3) 10 X 10 OVRHD'S---10419 SF PAVING--- 24 X 60 CANOPY--4140 SF CONC. PAVING
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
			\$0.00
GRM:	#Error		

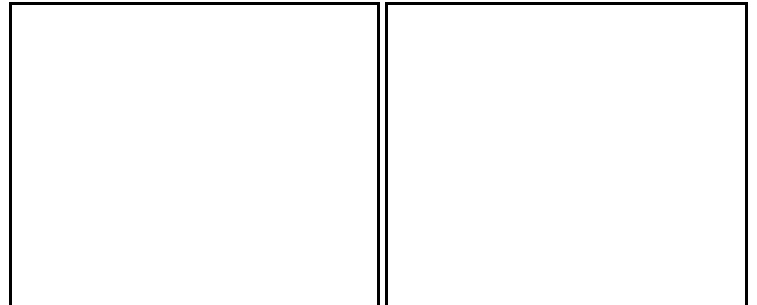
PROPERTY NOTES:

CARD 1 - 1572' BUILDING BUILTIN 1955-----CARD 2 1650' BUILDING BUILT IN 1994. THIS HAS 1 AUTOMATIC CAR WAS AND TWO MANUEL CAR WASHES

OVERALL COND: AV

PR/SF: \$38.80

PR/UNIT: \$125,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	269-29-0-00-00-005.00-0	<input type="checkbox"/> M	SVQ	96016132
DB	761	PG	378	ADDRESS: 822 E 160th Street South					
CITY: South Haven						ECONOMIC CODE:		801	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$900,000 ADJ SALE AMT: \$750,000

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

SALE NOTES: Buyer stated that property was listed with realtor for 6 - 12 months with no buyers; The buyer is a fuel supplier and the seller owed approximately \$600,000, so they purchased the property to collect the debt. The buyer then in turn sells it off to C Sto

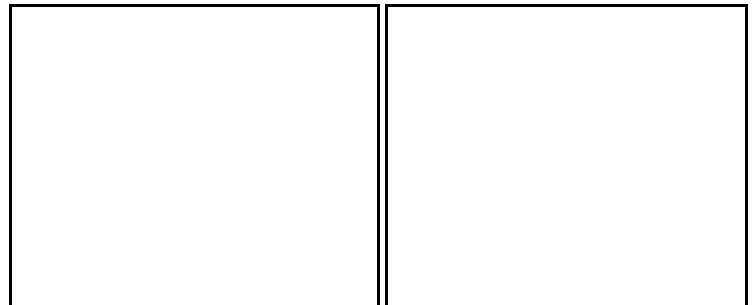
BUILT AS:	SERVICE STATION	USED AS:	SERVICE STATION
333.0		333.0	
ZONING:	CONFORMING	LAND AREA:	6.9 ac
# OF UNITS:	1	YRBLT:	1994
LOCATION:	RURAL SINGLE	STORY HT:	1
WALL HT:	140 x 200	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	2700
1SFLOOR AREA:	2700	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	FRAME W STEEL JOIST
MARKETABLE AREA:	2700	EXT MATERIAL:	STEEL
AMENITIES:			
PHY FR	FUNC GD	ECON	
MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND:

PR/SF: \$277.78

PR/UNIT: \$750,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	269-29-0-00-00-005.00-0	<input type="checkbox"/> M	SVQ	96016133
DB	761	PG	385	ADDRESS: 822 E 160th Street South					
CITY: South Haven						ECONOMIC CODE:		801	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$960,000 ADJ SALE AMT: \$810,000

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

SALE NOTES: Buyer stated that property was listed with realtor for 6 - 12 months with no buyers; The buyer is a fuel supplier and the seller owed approximately \$600,000, so they purchased the property to collect the debt. The buyer then in turn sells it off to C Sto

BUILT AS:	SERVICE STATION	USED AS:	SERVICE STATION
333.0		333.0	
ZONING:	CONFORMING	LAND AREA:	6.9 ac
# OF UNITS:	1	YRBLT:	1994
LOCATION:	RURAL SINGLE	STORY HT:	1
WALL HT:	140 x 200	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	2700
1SFLOOR AREA:	2700	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	FRAME W STEEL JOIST
MARKETABLE AREA:	2700	EXT MATERIAL:	STEEL
AMENITIES:			
PHY FR	FUNC GD	ECON	
MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND: PR/SF: \$300.00 PR/UNIT: \$810,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MEADE	060	REGION	SW	PIN	131-11-0-10-02-006.00-0	<input type="checkbox"/> M	SVQ	60003486
DB	88	PG	418	ADDRESS: 701 E CARTHAGE					
CITY: Meade						ECONOMIC CODE:		611	

SALE MONTH:	02	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: SVQ INDICATES OPEN MKT SALE---NO PP---THE BUYER OWNS THE ADJOINING PROPERTY--NO OTHER INFO GIVEN							

BUILT AS:	SERVICE STATION	USED AS:	SERVICE STATION
333.0		333.0	
ZONING:	CONFORMING	LAND AREA:	125 X 150
# OF UNITS:	1	YRBLT:	1950
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING	STORY HT:	1
WALL HT:	NORM	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	1956
1SFLOOR AREA:	1956	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	BLOCK
MARKETABLE AREA:	1956	EXT MATERIAL:	BLOCK
AMENITIES:	7358 SF CONC. PAV		
PHY	FR	FUNC	PR
ECON	FR	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	FR	PR/SF:	\$11.50	PR/UNIT:	\$22,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	228-33-0-30-02-009.00-0	<input type="checkbox"/> M	SVQ	57012596
DB	420	PG	629	ADDRESS: 111 W 9TH					
CITY: PEABODY								ECONOMIC CODE:	601

SALE MONTH: 11 SALE YR: 2008 SALE AMT: \$17,000 ADJ SALE AMT: \$17,000

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

SALE NOTES: JUST BETWEEN PARITES

BUILT AS: SERVICE STATION USED AS: SERVICE STATION
333.0 333.0

ZONING: CONFORMING LAND AREA: 24750 SQFT # OF UNITS: 1 YRBLT: 1945

LOCATION: MAJOR STRIP- STABLE/GROWTH STORY HT: 1 WALL HT: 9 PARKING: ONSITE ADQ

BSMT AREA: TOTAL AREA: 1450 ROOF: PITCHED(CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1450 EXT MATERIAL: CONC BLOCK

UPPER FLR AREA: MARKETABLE AREA: 1450 AMENITIES:

PHY FR FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

TIRE REPAIR

OVERALL COND: FR

PR/SF: \$11.72

PR/UNIT: \$17,000

