

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	415-21-0-20-14-004.00-0	<input type="checkbox"/> M	SVQ	8039207
DB	2008	PG	7481	ADDRESS: 00790 SW HWY 77					
CITY: Douglass						ECONOMIC CODE:		601	

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$756,000 ADJ SALE AMT: \$756,000

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

SALE NOTES: Property was listed for sale on Loopnet with Landmark Commercial as the realtor. Loopnet indicated it is a net lease investment with 10+ years left on the lease. The net operating income is \$59,500. The cap rate is 7.75%. Family Dollar occupies the bu

BUILT AS:

DISCOUNT STORE

USED AS:

DISCOUNT STORE

345.0

345.0

ZONING: CONFORMING

LAND AREA: 1.60 acres

OF UNITS: 1

YRBLT: 2007

PARKING:

LOCATION: BUSINESS CLUSTER

STORY HT: 1

WALL HT: 15

ONSITE ADQ

BSMT AREA:

TOTAL AREA: 8000

ROOF: PITCHED(

CONST TYPE: STEEL

1SFLOOR AREA:

8000

EXT MATERIAL:

STEEL

UPPER FLR AREA:

MARKETABLE AREA:

8000

AMENITIES:

9 Wall Mounted Security Lights; Wood perimeter fence; 1,553 square feet of concrete (PC1); 36,923 square feet of asphalt parking (PA1)

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

FAMILY DOLLAR

OVERALL COND:

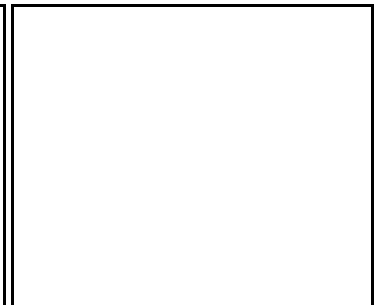
AV

PR/SF:

\$94.50

PR/UNIT:

\$756,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	306-13-0-40-01-002.00-0	<input type="checkbox"/> M	SVQ	18020965
DB	814	PG	169	ADDRESS: 2715 N SUMMIT					
CITY: Arkansas City						ECONOMIC CODE:		302	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$1,200,000 ADJ SALE AMT: \$1,200,000

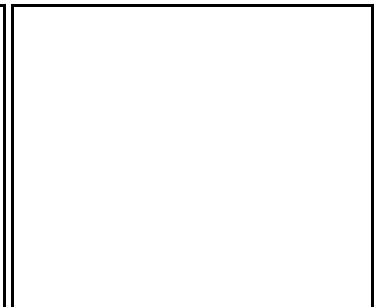
SALE TYPE: OPEN MARKET-LISTED MKT TIME: UNKNOWN ADJ REASON: NOT ADJUSTED

SALE NOTES: WAL-MART PAID OFF LEASE THEN SOLD--THIS IS LEASE PAY-OFF

BUILT AS:	DISCOUNT STORE	USED AS:	DISCOUNT STORE
345.0		345.0	
ZONING:	CONFORMING	LAND AREA:	425460 SF
# OF UNITS:	1	YRBLT:	1986
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING	STORY HT:	1
WALL HT:	N	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	54116
1SFLOOR AREA:	54116	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	BLOCK ONLY
MARKETABLE AREA:	54116	EXT MATERIAL:	CONC BLK
AMENITIES:	8 X 7 & 6 X 8 OVRHD'S--(4) 12 X 10 OVRHD'S--13778 SF CONC. PAVING--143544 SF ASPHALT PAVING		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$22.17 PR/UNIT: \$1,200,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	306-13-0-40-01-002.00-0	<input type="checkbox"/> M	SVQ	18020964
DB	814	PG	156	ADDRESS: 2715 N SUMMIT					
CITY: Arkansas City						ECONOMIC CODE:		302	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$2,140,729 ADJ SALE AMT: \$2,140,729

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

SALE NOTES: SALE AMOUNT INCLUDES REAL ESTATE, BUT ALSO INCLUDES WAL-MART LEASE--WAL-MART PAID OFF LEASE THEN SOLD--
SALE NOT FAIR INDICATION OF MARKET VALUE

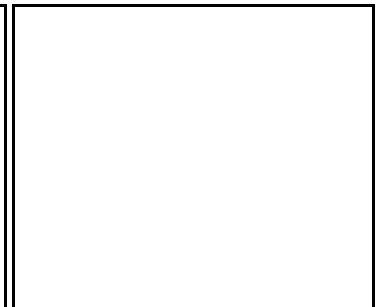
BUILT AS:	DISCOUNT STORE	USED AS:	DISCOUNT STORE
345.0		345.0	
ZONING:	CONFORMING	LAND AREA:	425460 SF
# OF UNITS:	1	YRBLT:	1986
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING	STORY HT:	1
WALL HT:	NORMAL	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	54116
1SFLOOR AREA:	54116	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	BLOCK ONLY
MARKETABLE AREA:	54116	EXT MATERIAL:	CONC BLK
AMENITIES:	8 X 7 & 6 X 8 OVRHD'S--(4) 12 X 10 OVRHD'S--13788 SF CONC. PAVING--143544 SF ASPHALT PAVING		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$39.56

PR/UNIT: \$2,140,729



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	035-15-0-30-10-006.00-0	<input type="checkbox"/> M	SVQ	18020862
DB	811	PG	638	ADDRESS: 322 MAIN					
CITY: Atlanta								ECONOMIC CODE:	901

SALE MONTH: 10 SALE YR: 2007 SALE AMT: \$30,000 ADJ SALE AMT: \$18,000

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

SALE NOTES: PROPERTY NEVER LISTED--BUYER WANTED AND MADE A DEAL--\$12,000 IN PP FOR EQUIPMENT

BUILT AS:

DOWNTOWN ROW BRICK

USED AS:

DOWNTOWN ROW BRICK

371.0

371.0

ZONING: CONFORMING

LAND AREA: 50 X 140

OF UNITS: 1

YRBLT: 1910

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 1

WALL HT: 12

ON & OFF SITE

BSMT AREA: 0

TOTAL AREA: 5000

ROOF: FLAT

CONST TYPE: BRICK ONLY

1SFLOOR AREA: 5000

EXT MATERIAL: BRICK

UPPER FLR AREA: 0

MARKETABLE AREA: 5000

AMENITIES: (1) 10X10 OVRHD

PHY PR

FUNC PR

ECON PR

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

HAS NO PLANS TO USE THE BUILDING AS A COMMERCIAL BUILDING, BUT WILL USE IT FOR PERSONAL STORAGE

OVERALL COND: PR

PR/SF: \$3.60

PR/UNIT: \$18,000



KANSAS SALES BASE - SALE REPORT

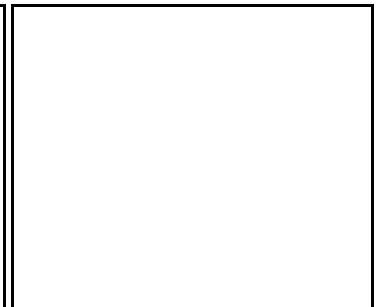
COUNTY	ELK	025	REGION	SE	PIN	204-17-0-30-22-002.00-0	<input type="checkbox"/> M	SVQ	25003863
DB	97	PG	335	ADDRESS: 102 S MAIN					
CITY: Grenola								ECONOMIC CODE:	901

SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$6,000	ADJ SALE AMT:	\$6,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: DOWNTOWN GRENOLA--LISTED ON INTERNET							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	40 X 69
# OF UNITS:	1	YRBLT:	1905
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2
WALL HT:	12	PARKING:	OFFSITE ADEQUAT
BSMT AREA:	0	TOTAL AREA:	1608
ROOF:	FLAT	CONST TYPE:	BLOCK ONLY
1SFLOOR AREA:	1608	EXT MATERIAL:	BRICK
MARKETABLE AREA:	1608	AMENITIES:	
UPPER FLR AREA:	1608		
PHY FR	FUNC FR	ECON FR	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	PR	PR/SF:	\$3.73	PR/UNIT:	\$6,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	162-03-0-10-07-002.00-0	<input checked="" type="checkbox"/> M	SVQ	56019434
DB	2008	PG	04538	ADDRESS: 417 FIRST ST					
CITY: READING						ECONOMIC CODE:		901	

SALE MONTH:	12	SALE YR:	2008	SALE AMT:	\$8,000	ADJ SALE AMT:	\$8,000
SALE TYPE:	OTHER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK					
371.0		371.0						
ZONING:	CONFORMING	LAND AREA:	27X110					
# OF UNITS:	1	YRBLT:	1915					
LOCATION:		DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	14	PARKING:	OFFSITE ADQ
BSMT AREA:		TOTAL AREA:	1500	ROOF:	FLAT	CONST TYPE:	BRICK ONLY	
1SFLOOR AREA:	1500	EXT MATERIAL:	BRICK					
UPPER FLR AREA:		MARKETABLE AREA:	1500	AMENITIES:				
PHY PR	FUNC VP	ECON VP	MONTHLY RENT:		GRM:			

PROPERTY NOTES:

OVERALL COND:	PR	PR/SF:	\$5.33	PR/UNIT:	\$8,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	226-13-0-40-01-007.01-0	<input type="checkbox"/> M	SVQ	18020757
DB	809	PG	356	ADDRESS: 112 N Main					
CITY: Dexter						ECONOMIC CODE:		801	

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$7,000 ADJ SALE AMT: \$7,000

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

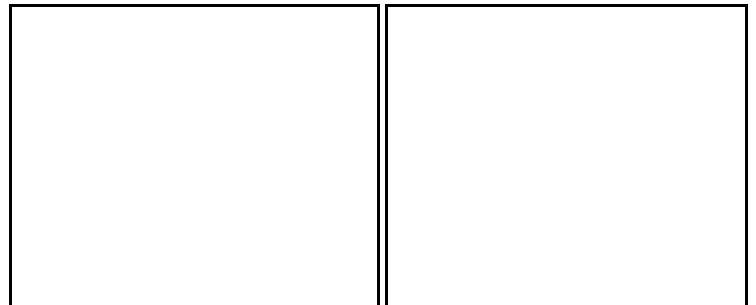
SALE NOTES: This property was not listed in any way for sale. The buyer had rented a portion of it prior to the sale and they inquired. No appraisals were done on the building. The seller knew what he had in the building and they agreed on the sale amount. The b

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	NOT APPLICABLE	LAND AREA:	25x140 ft lot
# OF UNITS:	1	YRBLT:	1900
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
WALL HT:	16	PARKING:	OFFSITE ADQ
BSMT AREA:		TOTAL AREA:	1250
1SFLOOR AREA:	1250	ROOF:	FLAT
MARKETABLE AREA:	1250	CONST TYPE:	WOOD FRAME
UPPER FLR AREA:		EXT MATERIAL:	MAS/OTHER MIX
AMENITIES:			
PHY AV	FUNC AV	ECON PR	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

 This property is located in Dexter which is a small town in south-eastern Cowley County. The town has very little business and nothing to bring business to it. This property is on Main Street. It has been renovated and is being used as a church.

OVERALL COND: GD PR/SF: \$5.60 PR/UNIT: \$7,000



KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	212-10-0-30-28-007.00-0	<input type="checkbox"/> M	SVQ	25003936	
DB	97	PG	557	ADDRESS: 110 N MAIN						
CITY: Moline								ECONOMIC CODE:	801	

SALE MONTH: 12 SALE YR: 2008 SALE AMT: \$2,500 ADJ SALE AMT: \$2,500

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

SALE NOTES: HAS NOT BEEN USED FOR COMMERCIAL BUSINESS FOR SOME TIME--HAS BEEN EMPTY FOR A YEAR--ROOF LEAKS--NEEDS NEW PLUMBING AND ELECTRIC

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

371.0 371.0

ZONING: CONFORMING LAND AREA: 25 X 140 # OF UNITS: 1 YRBLT: 1900

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

BSMT AREA: 0 TOTAL AREA: 1250 ROOF: SLANT CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1250 EXT MATERIAL: STONE

UPPER FLR AREA: 0 MARKETABLE AREA: 1250 AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: PR PR/SF: \$2.00 PR/UNIT: \$2,500

KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	161-01-0-20-34-009.00-0	<input type="checkbox"/> M	SVQ	25003814
DB	97	PG	198	ADDRESS: 108 N WABASH					
CITY: Howard								ECONOMIC CODE:	711

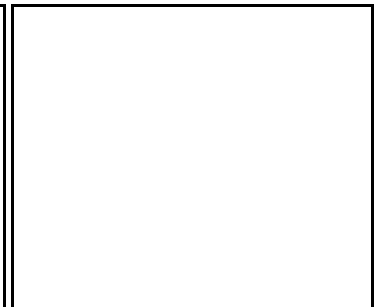
SALE MONTH:	01	SALE YR:	2008	SALE AMT:	\$7,500	ADJ SALE AMT:	\$7,500
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: SVQ INDICATES OMS--NO PP--NO OTHER INFO GIVEN							

BUILT AS:	DOWNTOWN ROW BRICK		USED AS:	DOWNTOWN ROW BRICK	
371.0			371.0		
ZONING:	CONFORMING	LAND AREA:	23 X 143	# OF UNITS:	1
				YRBLT:	1910
LOCATION:			SECONDARY STRIP	STORY HT:	1
				WALL HT:	NORM
				PARKING: OFFSITE ADEQUAT	
BSMT AREA:	0	TOTAL AREA:	1702	ROOF:	FLAT
				CONST TYPE:	STONE ONLY
1SFLOOR AREA:	1702	EXT MATERIAL:		CONC	
UPPER FLR AREA:	0	MARKETABLE AREA:	1702	AMENITIES:	
PHY	FR	FUNC	FR	ECON	FR
				MONTHLY RENT:	\$0.00
				GRM:	#Error

PROPERTY NOTES:

JEANS CRAFT SHOP--DOES OWN BLDG NEXT DOOR--IF WANTED TO EXPAND THIS IS THE ONLY WAY

OVERALL COND:	FR	PR/SF:	\$4.41	PR/UNIT:	\$7,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	161-01-0-20-34-010.00-0	<input type="checkbox"/> M	SVQ	25003858
DB	97	PG	322	ADDRESS: 124 N WABASH					
CITY: Howard								ECONOMIC CODE:	711

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$10,000	ADJ SALE AMT:	\$10,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: SALE SIGN IN WINDOW--WILL BE RETAIL SHOP							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	25 X 143
# OF UNITS:	1	YRBLT:	1890
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
WALL HT:	15	PARKING:	OFFSITE ADEQUAT
BSMT AREA:	0	TOTAL AREA:	1900
1SFLOOR AREA:	1900	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	BRICK ONLY
MARKETABLE AREA:	1900	EXT MATERIAL:	BRICK
AMENITIES:			
PHY	FR	FUNC	FR
ECON	FR	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:
DOWNTOWN ROW IN HOWARD--HAS BEEN CLOSED FOR YEARS

OVERALL COND:	FR	PR/SF:	\$5.26	PR/UNIT:	\$10,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	227-35-0-30-13-019.00-0	<input type="checkbox"/> M	SVQ	56018813
DB	476	PG	494	ADDRESS: 207 W BITLER					
CITY: Olpe						ECONOMIC CODE:		701	

SALE MONTH: 01 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 OMS--INDICATES (2 SAWS) AS PP BUT NO VALUE PULLED OUT--NO OTHER INFO GIVEN

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

ZONING: CONFORMING LAND AREA: 39 X 63 # OF UNITS: 1 YRBLT: 1900

LOCATION: SECONDARY STRIP STORY HT: 1 WALL HT: NORM PARKING: OFFSITE ADEQUAT

BSMT AREA: 0 TOTAL AREA: 832 ROOF: FLAT CONST TYPE: BRICK

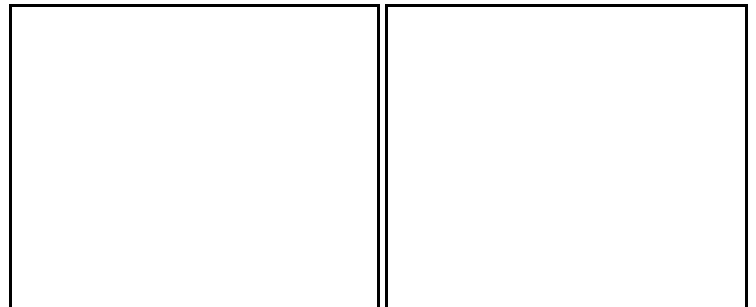
1SFLOOR AREA: 832 EXT MATERIAL: BRICK

UPPER FLR AREA: 0 MARKETABLE AREA: 832 AMENITIES: 12 X 20 GARAGE

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

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$27.04 PR/UNIT: \$22,500



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	074-18-0-30-10-001.00-0	<input type="checkbox"/> M	SVQ	8040270
DB	2009	PG	4758	ADDRESS: 201 S Main St.					
CITY: Whitewater								ECONOMIC CODE:	701

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$55,000 ADJ SALE AMT: \$45,000

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

SALE NOTES: Sale included all F F & E. Buyer offered \$45,000 if the seller would remove all inventory and personal from the property. The seller was not able to move the items so he counter-offered the \$55,000 to include all F F & E which included all shelves, coole

BUILT AS: DOWNTOWN ROW BRICK

371.0

USED AS: DOWNTOWN ROW BRICK

371.0

ZONING: CONFORMING

LAND AREA: 7,000 SQFT

OF UNITS: 1

YRBLT: 1905

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 2

WALL HT: 15

OFFSITE ADQ

BSMT AREA: 625

TOTAL AREA: 9765

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 4500

EXT MATERIAL: BRICK

UPPER FLR AREA: 4500

MARKETABLE AREA: 9140

AMENITIES:

PHY AV FUNC FR ECON FR MONTHLY RENT:

GRM:

PROPERTY NOTES:

The first floor was used as a small town grocery store. First floor has a wall height of 15 feet. There is a 140 sq. ft. mezzanine used for storage. The second floor is in poor condition and poor functional utility. The wall height is 10 feet. Most o

OVERALL COND: AV

PR/SF: \$4.92

PR/UNIT: \$45,000

KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	183-05-0-20-04-005.00-0	<input type="checkbox"/> M	SVQ	57012349	
DB	M193	PG	210	ADDRESS: 211 E MAIN						
CITY: Marion								ECONOMIC CODE:	611	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$42,500 ADJ SALE AMT: \$34,500

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

SALE NOTES: SVQ INDICATES SELLER FINANCING--\$8,000 IN PP

BUILT AS: DOWNTOWN ROW BRICK

371.0

USED AS: DOWNTOWN ROW BRICK

371.0

ZONING: CONFORMING

LAND AREA: 2875 SF

OF UNITS: 1

YRBLT: 1900

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 1

WALL HT: 10

OFFSITE ADEQUAT

BSMT AREA: 0

TOTAL AREA: 2700

ROOF: FLAT

CONST TYPE: BRICK ONLY

1SFLOOR AREA: 2700

EXT MATERIAL: BRICK

UPPER FLR AREA: 0

MARKETABLE AREA: 2700

AMENITIES:

PHY FR FUNC AV ECON AV MONTHLY RENT: \$0.00

GRM: #Error

PROPERTY NOTES:

STONE CITY CAFÉ--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: AV

PR/SF: \$12.78

PR/UNIT: \$34,500

KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	141-12-0-30-24-016.00-0	<input type="checkbox"/> M	SVQ	103008823	
DB	327	PG	12	ADDRESS: 301 N 6TH						
CITY: Fredonia								ECONOMIC CODE:	611	

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$83,500 ADJ SALE AMT: \$83,500

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

SALE NOTES: THIS IS CONTRACT SALE FROM JULY 2008--BUYERS PAYMENTS WERE \$900/MTH--COULD NOT MAKE THEM ANY LONGER--THOUGHT SHE TURNED IT BACK TO SELLER--GOING TO CALL ATTORNEY & STRAIGHTEN OUT.

BUILT AS: DOWNTOWN ROW BRICK

371.0

USED AS: DOWNTOWN ROW BRICK

371.0

ZONING: CONFORMING

LAND AREA: 120 X 170

OF UNITS: 1

YRBLT: 1928

PARKING:

LOCATION: SECONDARY STRIP

STORY HT: 2

WALL HT: 13

ON & OFF SITE

BSMT AREA: 0

TOTAL AREA: 19056

ROOF: FLAT

CONST TYPE: BRICK ONLY

1SFLOOR AREA: 11754

EXT MATERIAL: BRICK

UPPER FLR AREA: 7302

MARKETABLE AREA: 19056

AMENITIES: (1) 11 X 10, (2) 8 X 8, (2) 12 X 8 OVRHD'S

PHY FR

FUNC FR

ECON FR

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

BUILDING HAS 2 APTS UPSTAIRS

OVERALL COND: FR

PR/SF: \$4.38

PR/UNIT: \$83,500

KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	141-12-0-30-26-009.00-0	<input type="checkbox"/> M	SVQ	103008938
DB	330	PG	196	ADDRESS: 310 N 7TH					
CITY: Fredonia						ECONOMIC CODE:		611	

SALE MONTH: 01 SALE YR: 2009 SALE AMT: \$24,500 ADJ SALE AMT: \$24,500

SALE TYPE: NOM- GOVT,RELIGIOUS, NONPROFIT MKT TIME: UNKNOWN ADJ REASON NOT ADJUSTED

SALE NOTES: SALE INVOLVED A GOVERNMENT AGENCY OR PUBLIC UTILITY AS PER SVQ--BUYER INQUIRED WHEN KNEW CITY OFFICES WOULD BE MOVED--APPRAISAL DONE--CAME IN AT MKT VALUE

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	121 X 170
# OF UNITS:	1	YRBLT:	1941
LOCATION:	DOWNTOWN -SECONDARY	STORY HT:	1
WALL HT:	12	PARKING:	ON & OFF SITE
BSMT AREA:	0	TOTAL AREA:	1500
1SFLOOR AREA:	1500	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	BRICK ONLY
MARKETABLE AREA:	1500	EXT MATERIAL:	BRICK
AMENITIES:			
PHY GD	FUNC GD	ECON GD	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:
BLDG AND PART OF PARKING LOT

OVERALL COND: GD PR/SF: \$16.33 PR/UNIT: \$24,500



KANSAS SALES BASE - SALE REPORT

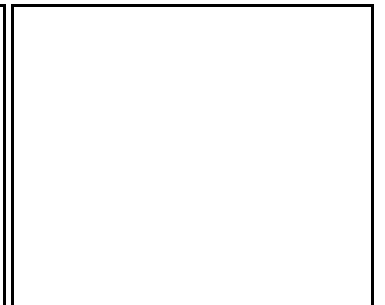
COUNTY	WILSON	103	REGION	SE	PIN	194-20-0-30-27-011.00-0	<input type="checkbox"/> M	SVQ	103008828
DB	327	PG	54	ADDRESS: 710 W MAIN					
CITY: Neodesha								ECONOMIC CODE:	601

SALE MONTH:	12	SALE YR:	2007	SALE AMT:	\$50,000	ADJ SALE AMT:	\$42,750
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	PP/BUS. INT REMOVED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	50 X 142
# OF UNITS:	1	YRBLT:	1904
LOCATION:		DOWNTOWN -MAIN	PARKING:
STORY HT:	2	WALL HT:	17
BSMT AREA:	2250	TOTAL AREA:	4900
1SFLOOR AREA:	4900	ROOF:	FLAT
UPPER FLR AREA:	4900	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	12050	EXT MATERIAL:	BRICK
AMENITIES:			
PHY	GD	FUNC	GD
ECON	GD	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	GD	PR/SF:	\$3.55	PR/UNIT:	\$42,750
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KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	321-02-0-40-04-015.00-0	<input type="checkbox"/> M	SVQ	96016519	
DB	773	PG	364	ADDRESS: 5 S. Main						
CITY: Caldwell								ECONOMIC CODE:	601	

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$12,000 ADJ SALE AMT: \$12,000

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

SALE NOTES: This property was listed on the open market by the owner, it was listed in the local newspaper and a sign in the window of the property. They were asking \$14,000, but accepted \$12,000. There was no PP involved in the sale; and no fee appraisal was condu

BUILT AS: DOWNTOWN ROW BRICK

371.0

USED AS: DOWNTOWN ROW BRICK

371.0

ZONING: CONFORMING

LAND AREA: 25 x 140

OF UNITS: 1

YRBLT: 1882

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 2

WALL HT: 14

OFFSITE ADQ

BSMT AREA: 0

TOTAL AREA: 6000

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 3500

EXT MATERIAL: STONE

UPPER FLR AREA: 2500

MARKETABLE AREA: 3500

AMENITIES:

PHY FR FUNC AV ECON FR MONTHLY RENT:

GRM:

PROPERTY NOTES:

NO PHOTO GIVEN BY COUNTY

OVERALL COND: FR

PR/SF: \$3.43

PR/UNIT: \$12,000

KANSAS SALES BASE - SALE REPORT

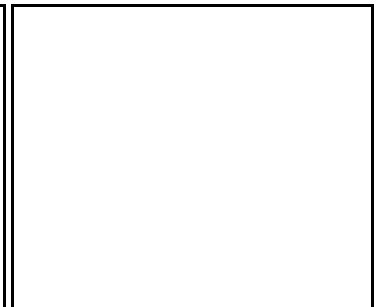
COUNTY	WILSON	103	REGION	SE	PIN	194-20-0-30-32-003.00-0	<input type="checkbox"/> M	SVQ	103008875
DB	328	PG	271	ADDRESS: 505 W MAIN					
CITY: Neodesha								ECONOMIC CODE:	601

SALE MONTH:	10	SALE YR:	2008	SALE AMT:	\$36,000	ADJ SALE AMT:	\$36,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	50 X 142
# OF UNITS:	1	YRBLT:	1900
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
WALL HT:	16	PARKING:	ON & OFF SITE
BSMT AREA:	0	TOTAL AREA:	5000
1SFLOOR AREA:	5000	ROOF:	FLAT
CONST TYPE:	WOOD FRAME	EXT MATERIAL:	CONC BLK
MARKETABLE AREA:	5000	AMENITIES:	
UPPER FLR AREA:	0		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
\$0.00	GRM:	#Error	

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$7.20	PR/UNIT:	\$36,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-34-0-30-07-011.00-0	<input type="checkbox"/> M	SVQ	57012493	
DB	420	PG	335	ADDRESS: 107 N MAIN						
CITY: Hillsboro					ECONOMIC CODE:			601		

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$26,000 ADJ SALE AMT: \$26,000

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

SALE NOTES: SALE BY JUDICIAL ORDER; CASH; NOT OPEN MKT; PURCHASED BY EBENFELD MENNONITE BRETHREN CHURCH

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

371.0 371.0

ZONING: CONFORMING LAND AREA: 37505 SF # OF UNITS: 1 YRBLT: 1900

PARKING:

LOCATION: DOWNTOWN -MAIN STORY HT: 1 WALL HT: 14 ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 1576 ROOF: FLAT CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1576 EXT MATERIAL: BRICK

UPPER FLR AREA: 0 MARKETABLE AREA: 1576 AMENITIES:

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

PROPERTY NOTES:

OFFICE BLDG/OLD STATE BANK

OVERALL COND: FR PR/SF: \$16.50 PR/UNIT: \$26,000

KANSAS SALES BASE - SALE REPORT

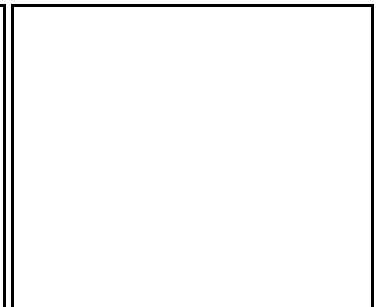
COUNTY	MEADE	060	REGION	SW	PIN	155-16-0-40-24-010.00-0	<input type="checkbox"/> M	SVQ	60003533
DB	89	PG	27	ADDRESS: 308 N GRAND					
CITY: Plains								ECONOMIC CODE:	601

SALE MONTH:	11	SALE YR:	2007	SALE AMT:	\$5,000	ADJ SALE AMT:	\$5,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK		USED AS:	DOWNTOWN ROW BRICK	
	371.0			371.0	
ZONING:	CONFORMING	LAND AREA:	25 X 37	# OF UNITS:	1
				YRBLT:	1935
LOCATION:			DOWNTOWN -MAIN	STORY HT:	1
				WALL HT:	12
				PARKING: ONSITE ADEQUATE	
BSMT AREA:	0	TOTAL AREA:	900	ROOF:	FLAT
1SFLOOR AREA:	900	EXT MATERIAL:	BRICK		
UPPER FLR AREA:	0	MARKETABLE AREA:	900	AMENITIES:	(1) 77 SF OUTBUILDING & (1) 350 SF OUTBUILDING
PHY	PR	FUNC	FR	ECON	FR
MONTHLY RENT:			\$0.00	GRM:	#Error

PROPERTY NOTES:

OVERALL COND:			FR	PR/SF:	\$5.56	PR/UNIT:	\$5,000
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KANSAS SALES BASE - SALE REPORT

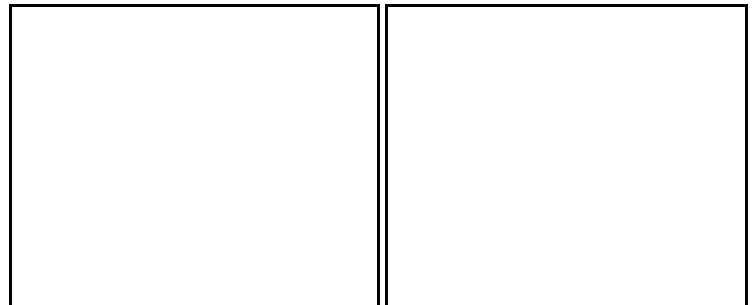
COUNTY	HARVEY	040	REGION	SC	PIN	138-34-0-30-10-007.00-0	<input type="checkbox"/> M	SVQ	40018719
DB	411	PG	724	ADDRESS: 102 W 5TH ST					
CITY: SEDGWICK						ECONOMIC CODE:		601	

SALE MONTH:	10	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 IS SELLER FINANCED AT 7% INTEREST							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	1,058 SQ FT
# OF UNITS:	1	YRBLT:	1900
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1
WALL HT:	12	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	1075
1SFLOOR AREA:	1075	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	1075	EXT MATERIAL:	BRICK
AMENITIES:			
PHY AV	FUNC FR	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$23.26	PR/UNIT:	\$25,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-34-0-30-17-009.00-0	<input type="checkbox"/> M	SVQ	57012586	
DB	420	PG	608	ADDRESS: 122 S MAIN						
CITY: HILLSBORO					ECONOMIC CODE:			601		

SALE MONTH:	11	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: JUST BETWEEN PARTIES							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK						
371.0		371.0							
ZONING:	CONFORMING	LAND AREA:	7500 SQFT	# OF UNITS:	1	YRBLT:	1915	PARKING:	
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	14	ONSITE ADQ			
BSMT AREA:		TOTAL AREA:	7380	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	6180	EXT MATERIAL:	BRICK						
UPPER FLR AREA:	1200	MARKETABLE AREA:	7380	AMENITIES:					
PHY	AV	FUNC	FR	ECON	FR	MONTHLY RENT:		GRM:	

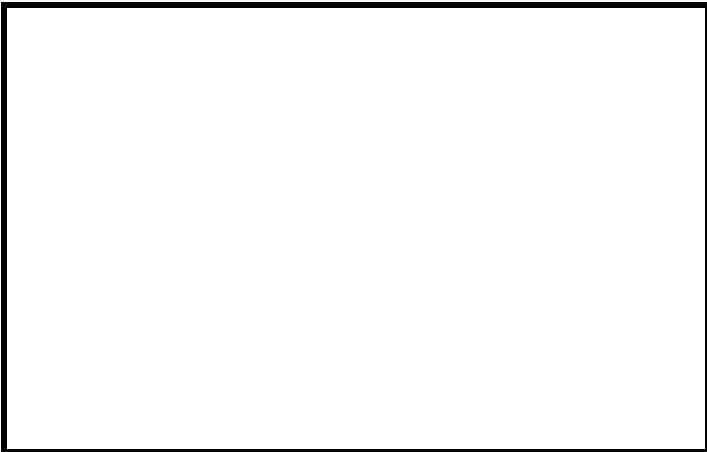
PROPERTY NOTES:

ORIG 4980 SQFT; 1975 ADDITION/2 STORY/WH=8 1ST & 8 2ND/METAL EXT/1200 SQFT EACH STORY---NO PHOTO GIVEN BY COUNTY

OVERALL COND: AV

PR/SF: \$13.55

PR/UNIT: \$100,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-34-0-30-08-007.00-0	<input type="checkbox"/> M	SVQ	57012582
DB	420	PG	584	ADDRESS: 118 N MAIN					
CITY: HILLSBORO								ECONOMIC CODE:	601

SALE MONTH: 11 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:

BUILT AS:

DOWNTOWN ROW BRICK

USED AS:

DOWNTOWN ROW BRICK

371.0

371.0

ZONING: CONFORMING

LAND AREA: 3750 SQFT

OF UNITS: 1

YRBLT: 1900

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 1

WALL HT: 16

ONSITE ADQ

BSMT AREA:

TOTAL AREA: 2500

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA:

2500

EXT MATERIAL:

BRICK

UPPER FLR AREA:

MARKETABLE AREA: 2500

AMENITIES:

PHY FR

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

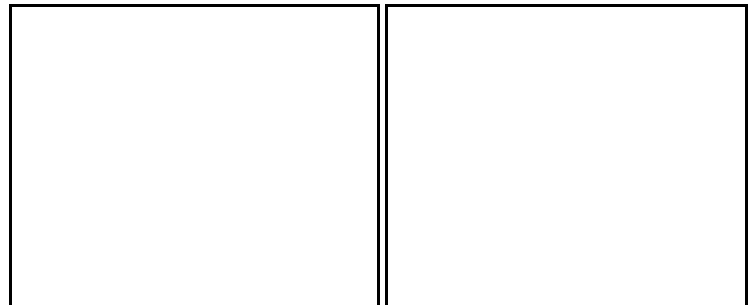
PROPERTY NOTES:

NO PHOTO GIVEN BY COUNTY

OVERALL COND: FR

PR/SF: \$14.00

PR/UNIT: \$35,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	058-33-0-40-24-008.00-0	<input type="checkbox"/> M	SVQ	96016480	
DB	772	PG	467	ADDRESS: 121 W. Spring						
CITY: Conway Springs								ECONOMIC CODE:	601	

SALE MONTH: 10 SALE YR: 2008 SALE AMT: \$24,000 ADJ SALE AMT: \$24,000

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 \$30,000, but sold for \$24,000. There was some PP involved in the sale, but the sales contract did not disclose specifically. Prop

BUILT AS: DOWNTOWN ROW BRICK

371.0

USED AS: DOWNTOWN ROW BRICK

371.0

ZONING: CONFORMING

LAND AREA: 20 x 131

OF UNITS: 1

YRBLT: 1910

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 1

WALL HT: 16

OFFSITE ADQ

BSMT AREA: 0

TOTAL AREA: 1470

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1470

EXT MATERIAL: BRICK

UPPER FLR AREA: 0

MARKETABLE AREA: 1470

AMENITIES:

PHY FR

FUNC AV

ECON FR

MONTHLY RENT:

GRM:

PROPERTY NOTES:

NO PHOTO GIVEN BY COUNTY

OVERALL COND: FR

PR/SF: \$16.33

PR/UNIT: \$24,000

KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	194-20-0-30-32-008.00-0	<input checked="" type="checkbox"/> M	SVQ	103008611
DB	321	PG	207	ADDRESS: 519 W MAIN					
CITY: Neodesha								ECONOMIC CODE:	601

SALE MONTH:	02	SALE YR:	2008	SALE AMT:	\$64,500	ADJ SALE AMT:	\$64,500
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: OPEN MKT SALE---NO PP							

BUILT AS:	DOWNTOWN ROW BRICK		USED AS:	DOWNTOWN ROW BRICK	
371.0			371.0		
ZONING:	CONFORMING	LAND AREA:	25 X 142	# OF UNITS:	1
				YRBLT:	1900
LOCATION:			DOWNTOWN -MAIN	STORY HT:	2
				WALL HT:	NORM
				PARKING: ON & OFF SITE	
BSMT AREA:	0	TOTAL AREA:	2964	ROOF:	FLAT
				CONST TYPE:	BRICK ONLY
1SFLOOR AREA:	1482	MARKETABLE AREA:	2964	EXT MATERIAL:	BRICK
UPPER FLR AREA:	1482			AMENITIES:	
PHY	AV	FUNC	AV	ECON	AV
MONTHLY RENT:			\$0.00	GRM:	#Error

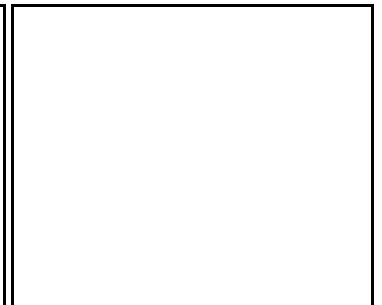
PROPERTY NOTES:

THIS PROPERTY WAS BOUGHT TO GO WITH 194-20-0-30-32-009. THE APARTMENT IS STILL BEING RENTED AT THE TIME

OVERALL COND: **AV**

PR/SF: **\$21.76**

PR/UNIT: **\$64,500**



KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	194-20-0-30-32-009.00-0	<input type="checkbox"/> M	SVQ	103008610
DB	321	PG	206	ADDRESS: 525 W MAIN					
CITY: Neodesha								ECONOMIC CODE:	601

SALE MONTH: 02 SALE YR: 2008 SALE AMT: \$90,000 ADJ SALE AMT: \$90,000

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

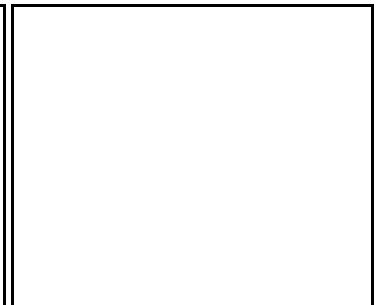
SALE NOTES: THIS WAS WHAT WAS ONCE THE BROWN HOTEL--OWNERS PLANNING TO RENOVATE & RESTORE AS MUCH ORIGINAL AS POSSIBLE THEN OPEN IT BACK UP

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	50 X142
# OF UNITS:	1	YRBLT:	1895
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2
WALL HT:	NORM	PARKING:	ON & OFF SITE
BSMT AREA:	2560	TOTAL AREA:	12725
1SFLOOR AREA:	5197	ROOF:	FLAT
UPPER FLR AREA:	4968	CONST TYPE:	BRICK ONLY
MARKETABLE AREA:	10165	EXT MATERIAL:	BRICK
AMENITIES:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:

PRETTY COOL LOOKING PLACE---CAN'T WAIT TO SEE IT FINISHED

OVERALL COND: AV PR/SF: \$8.85 PR/UNIT: \$90,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-14-0-30-26-013.00-0	<input type="checkbox"/> M	SVQ	96016374	
DB	769	PG	527	ADDRESS: 211 S. Washington						
CITY: Wellington								ECONOMIC CODE:	412	

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$30,000 ADJ SALE AMT: \$30,000

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

SALE NOTES: Seller was wanting to close business (Pawn Shop), Buyer approached seller about selling and leased building (which is now a beauty shop) for a couple of years before buying. Property was never on the market and was not open to other potential buyers.

BUILT AS: DOWNTOWN ROW BRICK

371.0

USED AS: DOWNTOWN ROW BRICK

371.0

ZONING: CONFORMING

LAND AREA: 20 x 105

OF UNITS: 1

YRBLT: 1910

PARKING:

LOCATION: MAJOR STRIP- STABLE/GROWTH

STORY HT: 2

WALL HT: 14

OFFSITE ADQ

BSMT AREA: 700

TOTAL AREA: 4780

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1600

EXT MATERIAL: BRICK

UPPER FLR AREA: 2480

MARKETABLE AREA: 4780

AMENITIES:

PHY AV FUNC AV ECON MONTHLY RENT:

GRM:

PROPERTY NOTES:

NO PICTURE PROVIDED

OVERALL COND: AV

PR/SF: \$6.28

PR/UNIT: \$30,000

KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-14-0-30-25-004.00-0	<input type="checkbox"/> M	SVQ	96016587	
DB	775	PG	450	ADDRESS: 116 W. Lincoln						
CITY: Wellington								ECONOMIC CODE:	412	

SALE MONTH: 12 SALE YR: 2008 SALE AMT: \$47,500 ADJ SALE AMT: \$47,500

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

SALE NOTES: Property was not on the open market. Buyer approached the seller on the purchase of the property. Seller asked for \$50,000 and agreed on the purchase price of \$47,500. No personal property was involved in the sale. Property is in good condition.

BUILT AS: DOWNTOWN ROW BRICK

371.0

USED AS: DOWNTOWN ROW BRICK

371.0

ZONING: CONFORMING

LAND AREA: 40 x 130

OF UNITS: 1

YRBLT: 1910

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 1

WALL HT: 14

OFFSITE ADQ

BSMT AREA: 0

TOTAL AREA: 5200

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 5200

EXT MATERIAL: BRICK

UPPER FLR AREA: 0

MARKETABLE AREA: 5200

AMENITIES:

PHY AV FUNC FR ECON MONTHLY RENT:

GRM:

PROPERTY NOTES:

NO PICTURE PROVIDED

OVERALL COND: FR

PR/SF: \$9.13

PR/UNIT: \$47,500

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	298-27-0-10-15-005.04-0	<input type="checkbox"/> M	SVQ	8040241
DB	2009	PG	4587	ADDRESS: 508 State St					
CITY: Augusta								ECONOMIC CODE:	402

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$46,000 ADJ SALE AMT: \$46,000

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

SALE NOTES: This property was part of a downtown row bank that has started splitting off and selling sections. As such, it had no access to the front, main street when it sold.

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	3,125 sq ft
# OF UNITS:	1	YRBLT:	1911
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2.0
WALL HT:	13	PARKING:	ON & OFF SITE
BSMT AREA:	2000	TOTAL AREA:	6000
1SFLOOR AREA:	2000	ROOF:	FLAT
UPPER FLR AREA:	2000	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	4000	EXT MATERIAL:	BRICK
AMENITIES:	25 X 45 Parking Pad in rear of building		
PHY AV	FUNC FR	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:
Basement is usable as storage.

OVERALL COND: AV PR/SF: \$11.50 PR/UNIT: \$46,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	178-28-0-20-13-009.00-0	<input type="checkbox"/> M	SVQ	18021306
DB	821	PG	80	ADDRESS: 711 Main					
CITY: Winfield								ECONOMIC CODE:	312

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$33,500 ADJ SALE AMT: \$33,500

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

SALE NOTES: I spoke with the buyer who stated that the property was listed for a couple months with a local realtor. He confirmed the sale price of \$33,500 and stated that no back taxes or personal property were included in the sale. An appraisal was done on the p

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	NOT APPLICABLE	LAND AREA:	25x140 lot
# OF UNITS:	1	YRBLT:	1925
LOCATION: DOWNTOWN -MAIN		STORY HT:	2
WALL HT:		12	PARKING: ONSITE ADQ
BSMT AREA:		TOTAL AREA:	5000
1SFLOOR AREA:	2500	ROOF:	FLAT
UPPER FLR AREA:	2500	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:		2500	EXT MATERIAL:
AMENITIES:		MAS/OTHER MIX	
PHY	FR	FUNC	AV
ECON	AV	MONTHLY RENT:	
GRM:			

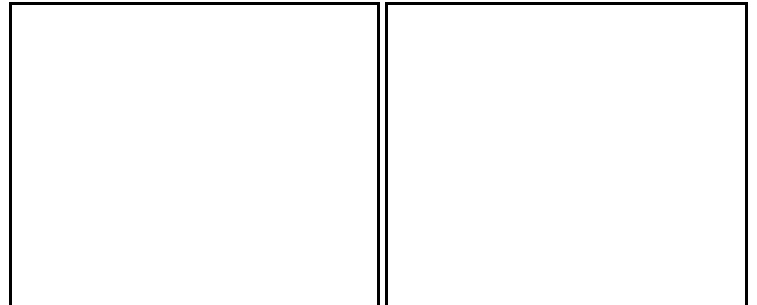
PROPERTY NOTES:

This property is located in Winfield, Ks on main street. The location is good and this was the reason for the purchase. The second floor and the back part of the building are basically just support area with much work needed. He is making the second fl

OVERALL COND: FR

PR/SF: \$13.40

PR/UNIT: \$33,500



KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	193-05-0-10-01-010.01-0	<input type="checkbox"/> M	SVQ	88011340
DB	613	PG	439	ADDRESS: 12 S. KANSAS					
CITY: LIBERAL								ECONOMIC CODE:	312

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$100,000 ADJ SALE AMT: \$100,000

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

SALE NOTES: SELLER IS A REALTOR AND LISTED PROPERTY ON AND OFF AS HE WAS REMODELING.

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

ZONING: NOT APPLICABLE LAND AREA: 6750 SQFT # OF UNITS: 1 YRBLT: 1932

LOCATION: DOWNTOWN -MAIN STORY HT: 1.0 WALL HT: 17 PARKING: ONSITE INADQ

BSMT AREA: 6500 TOTAL AREA: 13142 ROOF: FLAT CONST TYPE: FRAME W STEEL JOIST

1SFLOOR AREA: 6642 EXT MATERIAL: BRICK

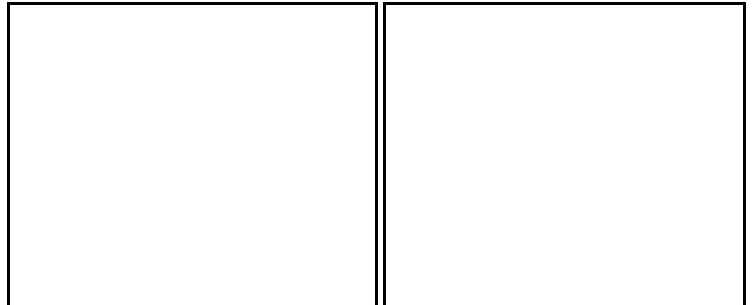
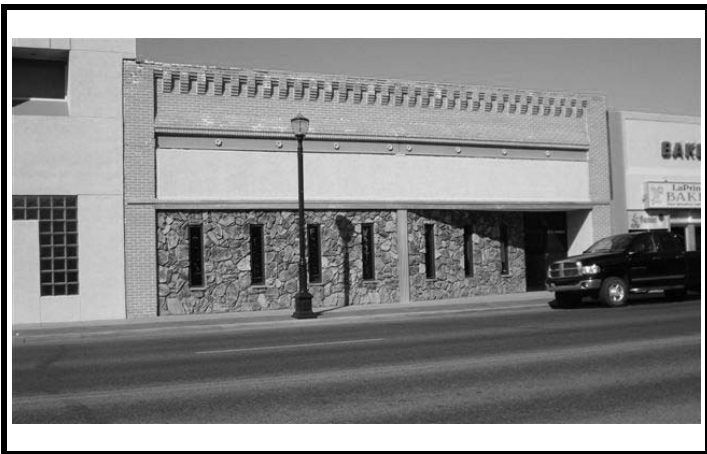
UPPER FLR AREA: 0 MARKETABLE AREA: 6642 AMENITIES: BSMT IS IN POOR CONDITION & USED FOR STORAGE ONLY, 9 X 9 OVERHEAD DOOR, PORCH AREA

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

PROPERTY NOTES:

PROPERTY HAS \$80000 IN REMODELING, INCLUDING CENTRAL HEAT AND AIR. IT WAS LISTED AT \$150000. IT WAS USED AS A TEEN HANGOUT AND A RECEPTION AREA FOR SPANISH PARTIES, BUT LOCATION IS NOT GOOD FOR EITHER.

OVERALL COND: AV PR/SF: \$15.06 PR/UNIT: \$100,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	211-02-0-10-21-013.01-0	<input type="checkbox"/> M	SVQ	8039614
DB	2009	PG	485	ADDRESS: 121 N Main St					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$72,000 ADJ SALE AMT: \$72,000

SALE TYPE: OPEN MARKET-LISTED MKT TIME: UNDER 30 DAYS ADJ REASON: NOT ADJUSTED

SALE NOTES: Per the seller, the property was listed on the market with a realtor for one month. No duress was involved and the property was not leased at the time of the sale.

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	3,750 SQFT
		# OF UNITS:	1
		YRBLT:	1900
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
		WALL HT:	20
		PARKING:	OFFSITE ADQ
BSMT AREA:	1925	TOTAL AREA:	4648
1SFLOOR AREA:	1973	ROOF:	FLAT
		CONST TYPE:	WOOD FRAME
UPPER FLR AREA:	750	EXT MATERIAL:	BRICK
		MARKETABLE AREA:	4648
		AMENITIES:	Central Heat & AC, 25X54 Concrete Pad in back that employees could use to park on or for deliveries. Large City parking lot behind this downtown row.
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	
		GRM:	

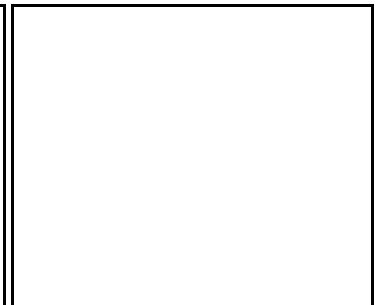
PROPERTY NOTES:

The upper floor area is a mezzanine of nice quality that is open to the first floor. The mezzanine was also used as an office or sales area. Prior to closing, this was an office supply store.

OVERALL COND: AV

PR/SF: \$15.49

PR/UNIT: \$72,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-17-0-40-07-002.00-0	<input type="checkbox"/> M	SVQ	40018312
DB	221	PG	992	ADDRESS: 519 N MAIN ST					
CITY: NEWTON						ECONOMIC CODE:		312	

SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$110,000	ADJ SALE AMT:	\$110,000
SALE TYPE:	OPEN MARKET-FSBO		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	7500 SQ FT
# OF UNITS:	2	YRBLT:	1890
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2
WALL HT:	12	PARKING:	OFFSITE ADQ
BSMT AREA:	0	TOTAL AREA:	10900
1SFLOOR AREA:	6200	ROOF:	FLAT
UPPER FLR AREA:	4700	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	6200	EXT MATERIAL:	BRICK
AMENITIES:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$17.74	PR/UNIT:	\$55,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	178-28-0-20-29-008.00-0	<input type="checkbox"/> M	SVQ	18020929
DB	813	PG	258	ADDRESS: 1019 MAIN					
CITY: Winfield						ECONOMIC CODE:		312	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$30,000 ADJ SALE AMT: \$30,000

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

SALE NOTES: FOR SALE SIGN IN WINDOW FOR OVER A YEAR--NO APPRAISAL DONE--NO PP

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

ZONING: CONFORMING LAND AREA: 25 X 140 # OF UNITS: 1 YRBLT: 1920

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

BSMT AREA: 2025 TOTAL AREA: 4050 ROOF: FLAT CONST TYPE: STONE ONLY

1SFLOOR AREA: 2025 EXT MATERIAL: STONE

UPPER FLR AREA: 0 MARKETABLE AREA: 2025 AMENITIES:

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

PROPERTY NOTES:
BASEMENT HAS NO VALUE--AFTER SALE THEY POURED CONCRETE IN BASEMENT

OVERALL COND: AV PR/SF: \$14.81 PR/UNIT: \$30,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	211-02-0-10-21-005.00-0	<input type="checkbox"/> M	SVQ	8040026	
DB	2009	PG	3243	ADDRESS: 116 W Central						
CITY: El Dorado					ECONOMIC CODE:			312		

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$126,500 ADJ SALE AMT: \$126,500

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

SALE NOTES: This property had been listed with a realtor. The listing was expired. Per the buyer, he approached the seller knowing that they still wanted to sell and he needed a place to relocate his business to. Half of the upstairs was already leased when the bu

BUILT AS: DOWNTOWN ROW BRICK

371.0

USED AS: DOWNTOWN ROW BRICK

371.0

ZONING: CONFORMING

LAND AREA: 3,000 SQFT

OF UNITS: 1

YRBLT: 1890

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 2

WALL HT: 12

OFFSITE ADQ

BSMT AREA: 1800

TOTAL AREA: 5400

ROOF: FLAT

CONST TYPE: BRICK ONLY

1SFLOOR AREA: 1800

EXT MATERIAL: MAS/OTHER MIX

UPPER FLR AREA: 1800

MARKETABLE AREA: 5400

AMENITIES:

PHY GD

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

The basement is functional for storage and is in fair physical condition, it is block. The main floor is used as office and has nice finish. The wall are textured drywall and have good trim.. The property was remodeled in 2002 and county records indicat

OVERALL COND: GD

PR/SF: \$23.43

PR/UNIT: \$126,500

KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-17-0-40-16-008.00-0	<input type="checkbox"/> M	SVQ	40018950
DB	223	PG	756	ADDRESS: 411 N MAIN ST					
CITY: NEWTON						ECONOMIC CODE:		312	

SALE MONTH:	01	SALE YR:	2009	SALE AMT:	\$30,000	ADJ SALE AMT:	\$30,000
SALE TYPE:	OPEN MARKET-FSBO		MKT TIME:	OVER ONE YR		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK						
371.0		371.0							
ZONING:	CONFORMING	LAND AREA:	3,750 SQ FT						
# OF UNITS:	1	YRBLT:	1910						
LOCATION:		DOWNTOWN -MAIN	STORY HT:	2	WALL HT:	10	PARKING:	ONSITE ADQ	
BSMT AREA:	0	TOTAL AREA:	4756	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	3206	EXT MATERIAL:	BRICK						
UPPER FLR AREA:	1550	MARKETABLE AREA:	3206	AMENITIES:					
PHY	FR	FUNC	FR	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND:	FR	PR/SF:	\$9.36	PR/UNIT:	\$30,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	211-02-0-40-04-014.00-0	<input type="checkbox"/> M	SVQ	8040978
DB	2009	PG	9367	ADDRESS: 126 S. Gordy Street					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH:	12	SALE YR:	2008	SALE AMT:	\$80,000	ADJ SALE AMT:	\$80,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK				
371.0		371.0					
ZONING:	CONFORMING	LAND AREA:	2578 SF				
# OF UNITS:	3	YRBLT:	1910				
LOCATION:		DOWNTOWN - SECONDARY	STORY HT:	2			
WALL HT:		18	PARKING:	OFFSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	4336	ROOF:	PITCHED(CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	2168	EXT MATERIAL:	BRICK				
UPPER FLR AREA:	2168	MARKETABLE AREA:	4336	AMENITIES:			
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	
GRM:							

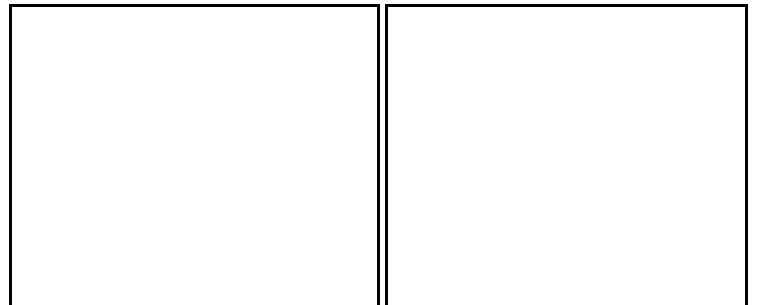
PROPERTY NOTES:

This is a downtown row that is used for apartments

OVERALL COND: AV

PR/SF: \$18.45

PR/UNIT: \$26,667



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-17-0-30-01-002.00-0	<input type="checkbox"/> M	SVQ	40018196
DB	221	PG	630	ADDRESS: 119 W Broadway					
CITY: Newton								ECONOMIC CODE:	312

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$90,000 ADJ SALE AMT: \$90,000

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

SALE NOTES: Partial Interest Sale

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

371.0 371.0

ZONING: CONFORMING LAND AREA: 11055 sq ft # OF UNITS: 1 YRBLT: 1888

PARKING:

LOCATION: DOWNTOWN -MAIN STORY HT: 1 WALL HT: typical ONSITE ADQ

BSMT AREA: 0 TOTAL AREA: 10560 ROOF: FLAT CONST TYPE: WOOD FRAME

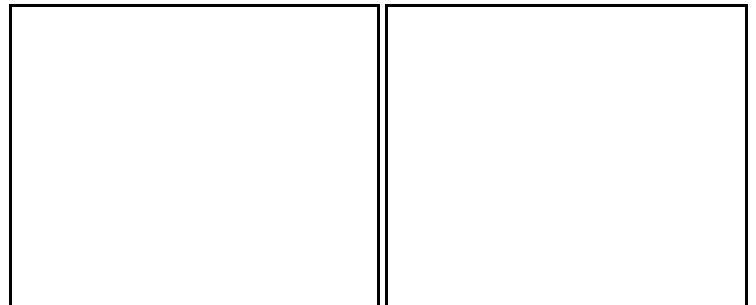
1SFLOOR AREA: 10560 EXT MATERIAL: MAS/OTHER MIX

UPPER FLR AREA: 0 MARKETABLE AREA: 10560 AMENITIES: Retail space in front of building and warehouse in the back

PHY AV FUNC FR ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$8.52 PR/UNIT: \$90,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	211-02-0-10-12-012.00-0	<input type="checkbox"/> M	SVQ	8040938
DB	2009	PG	9113	ADDRESS: 323 N. Main Street					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH:	12	SALE YR:	2008	SALE AMT:	\$180,000	ADJ SALE AMT:	\$180,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	7500 Sqft
# OF UNITS:	2	YRBLT:	1917
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2
WALL HT:	24	PARKING:	OFFSITE ADQ
BSMT AREA:	0	TOTAL AREA:	9506
1SFLOOR AREA:	5506	ROOF:	FLAT
UPPER FLR AREA:	4000	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	9506	EXT MATERIAL:	BRICK
AMENITIES:	Apartment up stairs is an owner occupied type of apartment		
PHY AV	FUNC FR	ECON FR	MONTHLY RENT:
GRM:			

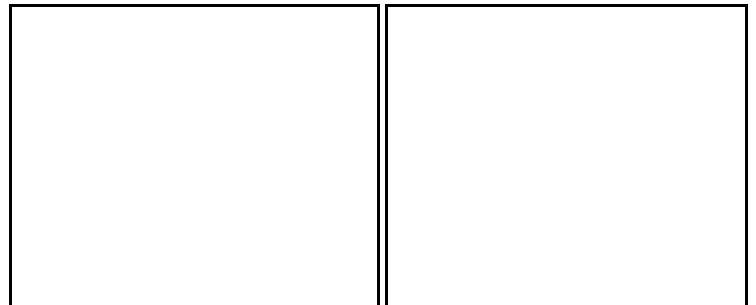
PROPERTY NOTES:

Part of building is leased out to another business.

OVERALL COND: AV

PR/SF: \$18.94

PR/UNIT: \$90,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-30-0-30-18-009.00-0	<input type="checkbox"/> M	SVQ	18021285
DB	820	PG	510	ADDRESS: 324-326 SUMMIT					
CITY: Arkansas City						ECONOMIC CODE:		302	

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$55,000 ADJ SALE AMT: \$27,500

SALE TYPE: OPEN MARKET-FSBO MKT TIME: OVER 1 YR ADJ REASON OTHER

SALE NOTES: PROPERTY NEVER LISTED WITH REALTOR. FOR SALE SIGN POSTED IN WINDOW FOR A FEW YEARS. SELLER SOLD FOR \$55,000. HE RECEIVED \$27,500 IN CASH AND A MOTOR HOME WHICH HE STATED WAS WORTH \$27,500 AS WELL. AN APPRAISAL WAS DONE FOR NEW OWNER, BUT SELLER WAS NOT AWARE OF THE AMOUNT.

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	NOT APPLICABLE	LAND AREA:	50 X 68
		# OF UNITS:	1
		YRBLT:	1910
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
		WALL HT:	15
		PARKING:	OFFSITE ADEQUAT
BSMT AREA:	1750	TOTAL AREA:	1750
1SFLOOR AREA:	1750	ROOF:	FLAT
		CONST TYPE:	WOOD FRAME
UPPER FLR AREA:	0	EXT MATERIAL:	BRICK
		MARKETABLE AREA:	1750
		AMENITIES:	
PHY	FR	FUNC	AV
ECON	FR	MONTHLY RENT:	\$0.00
		GRM:	#Error

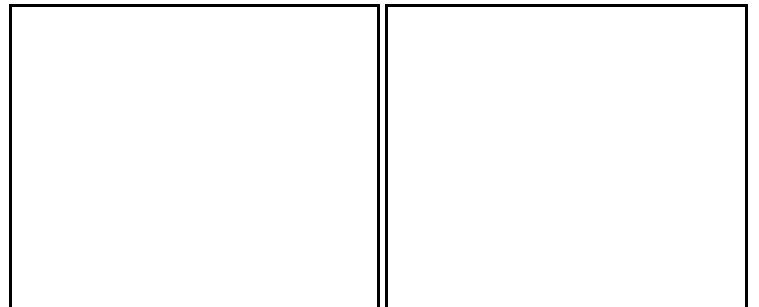
PROPERTY NOTES:

THIS PROPERTY IS LOCATED IN ARKANSAS CITY OM THE MAIN STREET. IT HAS TWO 25 FOOT DOWNTOWN ROW BULDINGS WHICH NEED ROOF WORK. THERE IS A DETRIMENTAL PROPERTY IN THE BACK OF THIS ONE WHICH THE SELLER FELT HURT THE SALE OF THE PROPERTY. DUE TO THE TRADE OF A MOTOR HOME BEING INVOLVED, THE SALE PRICE WAS ADJUSTED--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: FR

PR/SF: \$15.71

PR/UNIT: \$27,500



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-30-0-30-16-004.00-0	<input type="checkbox"/> M	SVQ	18020958
DB	813	PG	879	ADDRESS: 207 S SUMMIT					
CITY: Arkansas City								ECONOMIC CODE:	302

SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$50,000	ADJ SALE AMT:	\$50,000
SALE TYPE:	OPEN MARKET-FSBO		MKT TIME:	OVER 1 YR		ADJ REASON	NOT ADJUSTED
SALE NOTES: SIGN IN WINDOW--APPRAISAL DONE BY BUYER--NO PP							

BUILT AS:	DOWNTOWN ROW BRICK		USED AS:	DOWNTOWN ROW BRICK	
371.0			371.0		
ZONING:	CONFORMING	LAND AREA:	23 X 132	# OF UNITS:	1
				YRBLT:	1910
LOCATION:			DOWNTOWN -MAIN	STORY HT:	1
				WALL HT:	14
				PARKING: OFFSITE ADEQUAT	
BSMT AREA:	2200	TOTAL AREA:	4622	ROOF:	FLAT
1SFLOOR AREA:	2422	MARKETABLE AREA:	2422	CONST TYPE:	STONE ONLY
UPPER FLR AREA:	0			EXT MATERIAL:	STONE
PHY FR		FUNC FR	ECON FR	MONTHLY RENT:	\$0.00
				GRM:	#Error

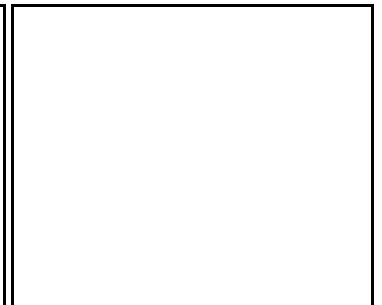
PROPERTY NOTES:

BASEMENT SUPPORT AREA ONLY-NO VALUE

OVERALL COND: FR

PR/SF: \$20.64

PR/UNIT: \$50,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-40-58-002.00-0	<input type="checkbox"/> M	SVQ	29017705
DB	232	PG	257	ADDRESS: 211 WOODLAND AVE					
CITY: Dodge City								ECONOMIC CODE:	212

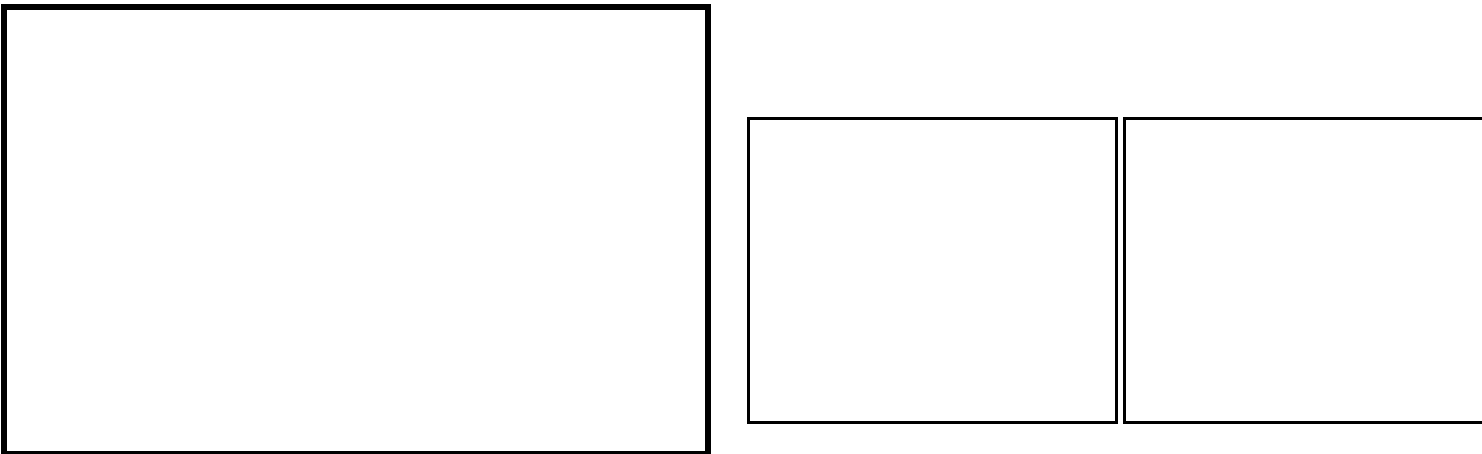
SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$44,500	ADJ SALE AMT:	\$44,500
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: A MORTGAGE CO. SOLD THIS TO A REALTOR THAT HAD THE PROPERTY LISTED							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK						
371.0		371.0							
ZONING:	CONFORMING	LAND AREA:	4464 SF						
# OF UNITS:	1	YRBLT:	1930						
LOCATION:		SECONDARY STRIP	STORY HT:	1	WALL HT:	14	PARKING:	ONSITE ADEQUATE	
BSMT AREA:	0	TOTAL AREA:	2437	ROOF:	FLAT	CONST TYPE:	BRICK ONLY		
1SFLOOR AREA:	2437	EXT MATERIAL:	BRICK						
UPPER FLR AREA:	0	MARKETABLE AREA:	2437	AMENITIES:	(1) 12 X 12 OVRHD---686 SF CONC. PAVING				
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00	GRM:	#Error

PROPERTY NOTES:

THIS PROPERTY HAS A 10 X 50 ENCLOSURE WITH 8' WALLS IN IT---USED AS WAREHOUSE AT THE MOMENT-----NO PICTURE PROVIDED

OVERALL COND:	AV	PR/SF:	\$18.26	PR/UNIT:	\$44,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	195-15-0-10-21-004.01-0	<input type="checkbox"/> M	SVQ	56019225
DB	2008	PG	3283	ADDRESS: 328 COMMERCIAL					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$40,000 ADJ SALE AMT: \$40,000

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: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

ZONING: CONFORMING LAND AREA: 25 X 130 # OF UNITS: 1 YRBLT: 1900

LOCATION: DOWNTOWN -SECONDARY STORY HT: 1 WALL HT: 10 PARKING: ON & OFF SITE

BSMT AREA: 0 TOTAL AREA: 1250 ROOF: FLAT CONST TYPE: BRICK ONLY

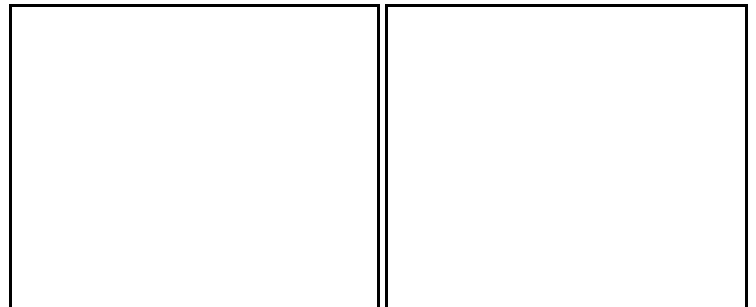
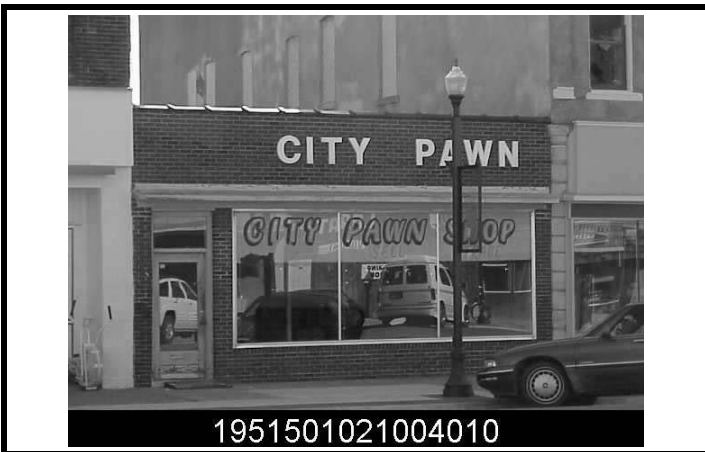
1SFLOOR AREA: 1250 EXT MATERIAL: BRICK

UPPER FLR AREA: 0 MARKETABLE AREA: 1250 AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$32.00 PR/UNIT: \$40,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-40-35-007.00-0	<input type="checkbox"/> M	SVQ	56018831
DB	476	PG	553	ADDRESS: 710 COMMERCIAL					
CITY: Emporia								ECONOMIC CODE:	212

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$95,000 ADJ SALE AMT: \$95,000

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

SALE NOTES: SVQ INDICATES NOT OPEN MARKET SALE--SELLER FINANCING--ALSO INDICATES PERSONAL PROPERTY BUT NO VALUE
BROKEN OUT--NO INFO GIVEN

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

ZONING: LAND AREA: 25 X 130 # OF UNITS: 1 YRBLT: 1920

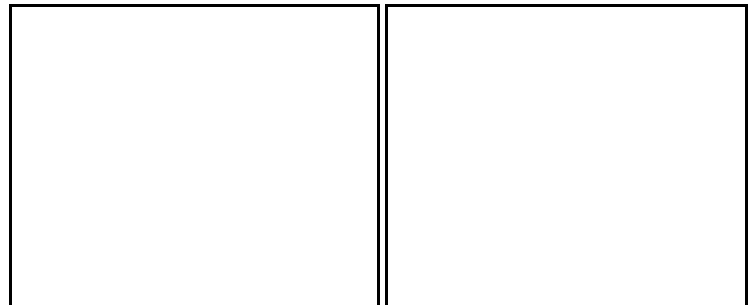
LOCATION: DOWNTOWN -SECONDARY STORY HT: 1 WALL HT: NORM PARKING: OFFSITE ADEQUAT

BSMT AREA: 1700 TOTAL AREA: 3950 ROOF: FLAT CONST TYPE: BRICK
1SFLOOR AREA: 2250 EXT MATERIAL: BRICK
UPPER FLR AREA: 0 MARKETABLE AREA: 3950 AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$24.05 PR/UNIT: \$95,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-30-28-011.00-0	<input type="checkbox"/> M	SVQ	56019514
DB	2009	PG	05365	ADDRESS: 815 COMMERCIAL					
CITY: EMPORIA				ECONOMIC CODE:				212	

SALE MONTH: 02 SALE YR: 2009 SALE AMT: \$80,000 ADJ SALE AMT: \$80,000

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

SALE NOTES: PURCHASED ADJOINING PROPERTIES RECENTLY TO BUILD NEW ART CENTER

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

ZONING: CONFORMING LAND AREA: 25X130 # OF UNITS: 1 YRBLT: 1920

LOCATION: DOWNTOWN -MAIN STORY HT: 01 WALL HT: 14 PARKING: OFFSITE ADQ

BSMT AREA: TOTAL AREA: 1976 ROOF: FLAT CONST TYPE: BRICK ONLY

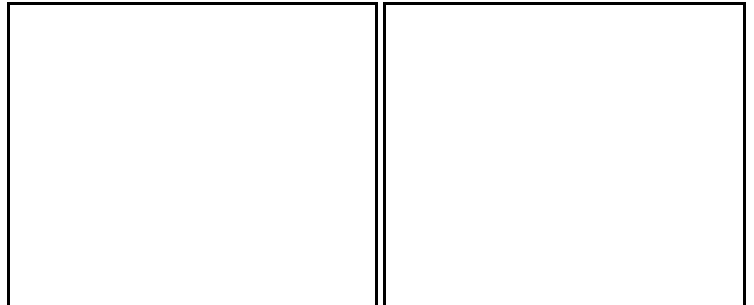
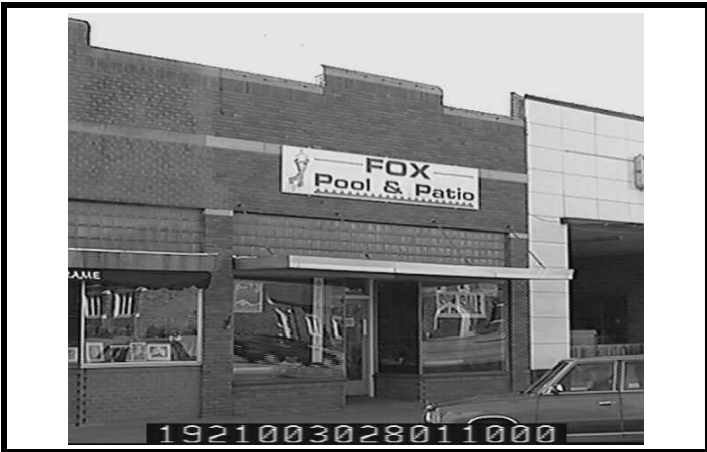
1SFLOOR AREA: 1976 EXT MATERIAL: BRICK

UPPER FLR AREA: MARKETABLE AREA: AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: FR PR/SF: PR/UNIT: \$80,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-40-36-005.00-0	<input type="checkbox"/> M	SVQ	29018390
DB	234	PG	259	ADDRESS: 608 2ND AVE					
CITY: DODGE CITY						ECONOMIC CODE:		212	

SALE MONTH:	01	SALE YR:	2009	SALE AMT:	\$6,000	ADJ SALE AMT:	\$6,000
SALE TYPE:	NON-SALE - INTERNAL TRANSFER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:	SALE OF INTEREST BETWEEN OWNERS						

BUILT AS:	DOWNTOWN ROW BRICK		USED AS:	DOWNTOWN ROW BRICK	
371.0			371.0		
ZONING:	CONFORMING	LAND AREA:	1,840	# OF UNITS:	1
				YRBLT:	1929
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	1	WALL HT:	14
				PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	1956	ROOF:	FLAT
				CONST TYPE:	BRICK ONLY
1SFLOOR AREA:	1716	EXT MATERIAL:	BRICK		
UPPER FLR AREA:	240	MARKETABLE AREA:	1956	AMENITIES:	THIS HAS 12X20 MEZZANINE.
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	GRM:	

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$3.07	PR/UNIT:	\$6,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-30-28-010.00-0	<input type="checkbox"/> M	SVQ	56019085
DB	478	PG	296	ADDRESS: 813 COMMERCIAL ST					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$200,000 ADJ SALE AMT: \$200,000

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

SALE NOTES: SVQ DID NOT INDICATE IF OFFERED TO OTHER BUYERS--NO PP--NO OTHER INFO GIVEN

BUILT AS: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

ZONING: CONFORMING LAND AREA: 25 X 130 # OF UNITS: 1 YRBLT: 1924

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

BSMT AREA: 0 TOTAL AREA: 2522 ROOF: FLAT CONST TYPE: BRICK ONLY

1SFLOOR AREA: 2522 EXT MATERIAL: BRICK

UPPER FLR AREA: 0 MARKETABLE AREA: 2522 AMENITIES:

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

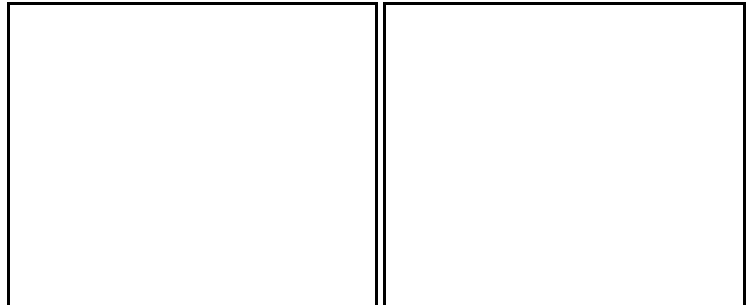
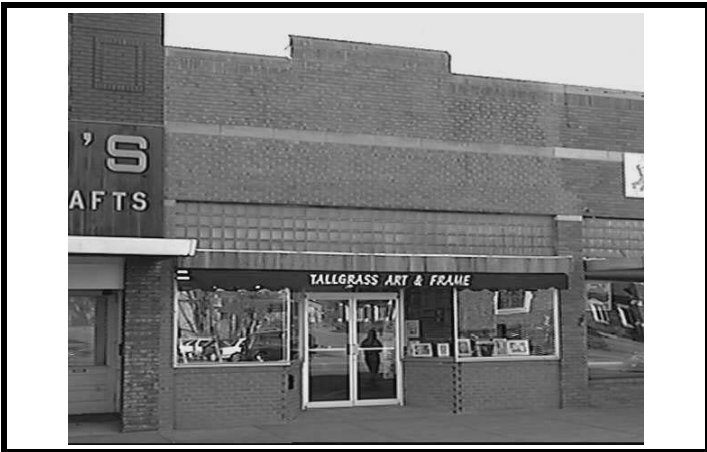
PROPERTY NOTES:

TALLGRASS ART & FRAME

OVERALL COND: FR

PR/SF: \$79.30

PR/UNIT: \$200,000



KANSAS SALES BASE - SALE REPORT

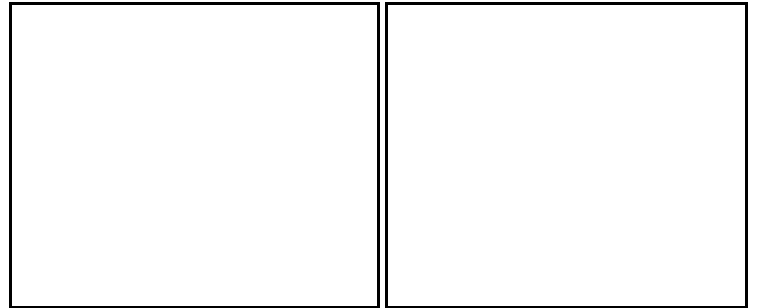
COUNTY	LYON	056	REGION	NE	PIN	192-10-0-30-29-012.00-0	<input type="checkbox"/> M	SVQ	56019376
DB	2008	PG	04202	ADDRESS: 725 COMMERCIAL ST					
CITY: Emporia								ECONOMIC CODE:	212

SALE MONTH:	11	SALE YR:	2008	SALE AMT:	\$57,000	ADJ SALE AMT:	\$55,500
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	OTHER
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW BRICK	USED AS:	DOWNTOWN ROW BRICK
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	12x130
# OF UNITS:	1	YRBLT:	1920
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
WALL HT:		PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	1300
1SFLOOR AREA:	1300	ROOF:	FLAT
CONST TYPE:	BRICK ONLY		
UPPER FLR AREA:		EXT MATERIAL:	BRICK
MARKETABLE AREA:	1300		
AMENITIES:			
PHY AV	FUNC FR	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$42.69	PR/UNIT:	\$55,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-30-42-009.00-0	<input type="checkbox"/> M	SVQ	56019084
DB	478	PG	295	ADDRESS: 615 COMMERCIAL ST					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$175,000 ADJ SALE AMT: \$175,000

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: DOWNTOWN ROW BRICK USED AS: DOWNTOWN ROW BRICK

371.0 371.0

ZONING: CONFORMING LAND AREA: 50 X 130 # OF UNITS: 1 YRBLT: 1900

LOCATION: DOWNTOWN -SECONDARY STORY HT: 2 WALL HT: 14 PARKING: OFFSITE ADEQUAT

BSMT AREA: 0 TOTAL AREA: 6460 ROOF: FLAT CONST TYPE: BRICK ONLY

1SFLOOR AREA: 6460 EXT MATERIAL: BRICK

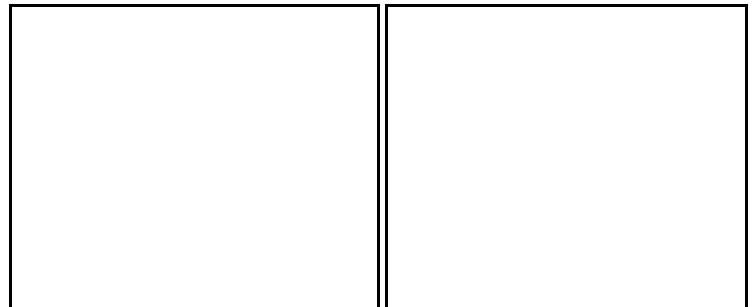
UPPER FLR AREA: 0 MARKETABLE AREA: 6460 AMENITIES:

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

PROPERTY NOTES:

OUTFITTER'S--5500 SF BSMT AREA NV--5500 SF SECOND FLOOR NV--128 SF MEZZ.

OVERALL COND: GD PR/SF: \$27.09 PR/UNIT: \$175,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	069-29-0-10-20-008.0000	<input type="checkbox"/> M	SVQ	40018316
DB	222	PG	1-2	ADDRESS: 114 N BURRTON AVE					
CITY: BURRTON						ECONOMIC CODE:		701	

SALE MONTH:	05	SALE YR:	2007	SALE AMT:	\$7,500	ADJ SALE AMT:	\$7,500
SALE TYPE:	NOM - RELATED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	DOWNTOWN ROW -OTHER	USED AS:	DOWNTOWN ROW -OTHER						
371.0		371.0							
ZONING:	CONFORMING	LAND AREA:	3500 SQ FT						
# OF UNITS:	1	YRBLT:	1912						
LOCATION:		DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	14	PARKING:	OFFSITE ADQ	
BSMT AREA:	0	TOTAL AREA:	2000	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	2000	EXT MATERIAL:	CONC BLOCK	AMENITIES:					
UPPER FLR AREA:	0	MARKETABLE AREA:	2000						
PHY	VP	FUNC	VP	ECON	FR	MONTHLY RENT:		GRM:	

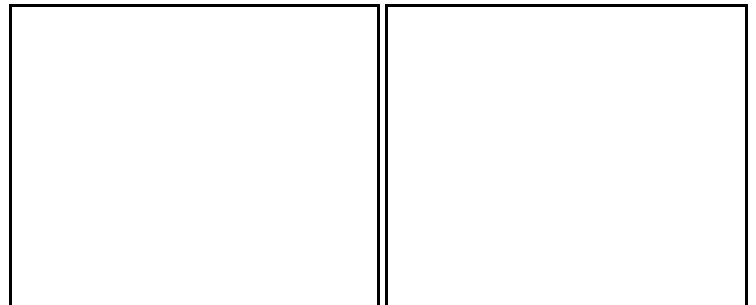
PROPERTY NOTES:

BUILDING IS UNUSEABLE

OVERALL COND: **VP**

PR/SF: **\$3.75**

PR/UNIT: **\$7,500**



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	275-21-0-20-31-003.00-0	<input type="checkbox"/> M	SVQ	8039135
DB	2008	PG	6931	ADDRESS: 102 S Main St					
CITY: Leon						ECONOMIC CODE:		701	

SALE MONTH: 12 SALE YR: 2007 SALE AMT: \$30,000 ADJ SALE AMT: \$30,000

SALE TYPE: OPEN MARKET-FSBO MKT TIME: UNDER 30 DAYS ADJ REASON: NOT ADJUSTED

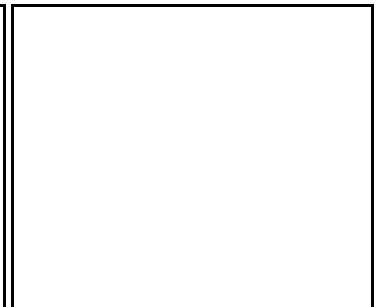
SALE NOTES: Seller did some painting before the sale but no major updates. Sale included building and land only, no personal property. The property was not leased at the time of sale. The seller has a "For Sale" sign in the window for a couple of weeks. Tried to c

BUILT AS:	DOWNTOWN ROW -OTHER	USED AS:	DOWNTOWN ROW -OTHER
371.0		371.0	
ZONING:	CONFORMING	LAND AREA:	4,608 sqft
		# OF UNITS:	1
		YRBLT:	1886
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
		WALL HT:	15
		PARKING:	OFFSITE ADEQUAT
BSMT AREA:		TOTAL AREA:	1519
1SFLOOR AREA:	1519	ROOF:	FLAT
		CONST TYPE:	WOOD FRAME
UPPER FLR AREA:		EXT MATERIAL:	STONE
		MARKETABLE AREA:	1519
		AMENITIES:	
PHY	AV	FUNC	AV
ECON	FR	MONTHLY RENT:	
		GRM:	

PROPERTY NOTES:

10 X 11 Overhead door located at the back. Seller said at one time the property had been used as an apartment and it does have a full bathroom. He would not go into much detail about the sale or property. I could not verify the interior use, if it is u

OVERALL COND: AV PR/SF: \$19.75 PR/UNIT: \$30,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	203-07-0-20-18-001.00-0	<input type="checkbox"/> M	SVQ	57012569
DB	420	PG	546	ADDRESS: 423 MAIN					
CITY: FLORENCE								ECONOMIC CODE:	701

SALE MONTH:	10	SALE YR:	2008	SALE AMT:	\$5,000	ADJ SALE AMT:	\$5,000
SALE TYPE:	OTHER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: JUST BETWEEN PARITES							

BUILT AS:	DOWNTOWN ROW -OTHER	USED AS:	DOWNTOWN ROW -OTHER						
371.0		371.0							
ZONING:	CONFORMING	LAND AREA:	6250 SQFT						
# OF UNITS:	1	YRBLT:	1920						
LOCATION:		DOWNTOWN -MAIN	STORY HT:	2	WALL HT:	14	PARKING:	OFFSITE ADQ	
BSMT AREA:		TOTAL AREA:	10000	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	5000	EXT MATERIAL:	STONE						
UPPER FLR AREA:	5000	MARKETABLE AREA:	10000	AMENITIES:					
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

2ND STORY WH=22---NO PHOTO GIVEN BY COUNTY

OVERALL COND:	FR	PR/SF:	\$0.50	PR/UNIT:	\$5,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	108-34-0-10-01-012.00-0	<input type="checkbox"/> M	SVQ	18021189
DB	818	PG	765	ADDRESS: 400 N Main					
CITY: Burden								ECONOMIC CODE:	701

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$15,000 ADJ SALE AMT: \$15,000

SALE TYPE: UNINFORMED PARTY MKT TIME: UNKNOWN ADJ REASON: NOT ADJUSTED

SALE NOTES: This is a property which was built as a motel in 1880. It has not been used in many years and is sitting currently as just a shell. No utilities, no windows or doors are in the building. It is totally gutted. It sits on Main St. in Burden Ks It was

BUILT AS: 0.0 MOTEL/HOTEL NON FRANCHISE USED AS: 0.0 DOWNTOWN ROW -OTHER

ZONING: NOT APPLICABLE LAND AREA: 75 x 142 lot # OF UNITS: 1 YRBLT: 1880

LOCATION: DOWNTOWN -MAIN STORY HT: 2.5 WALL HT: 18 PARKING: ON & OFF SITE

BSMT AREA: TOTAL AREA: 4950 ROOF: PITCHED(CONST TYPE: STONE ONLY

1SFLOOR AREA: 1800 EXT MATERIAL: STONE

UPPER FLR AREA: 3150 MARKETABLE AREA: 3600 AMENITIES:

PHY VP FUNC VP ECON VP MONTHLY RENT: GRM:

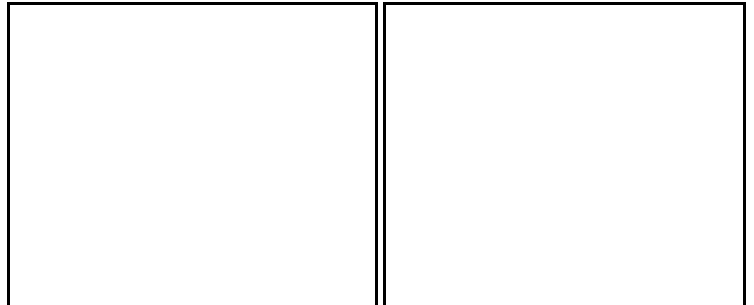
PROPERTY NOTES:

This property is located in Burden on Main St. It has on street parking on two sides.

OVERALL COND: VP

PR/SF: \$4.17

PR/UNIT: \$15,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	035-16-0-10-21-004.00-0	<input type="checkbox"/> M	SVQ	40018586
DB	222	PG	669	ADDRESS: 100 N Main St					
CITY: Hesston								ECONOMIC CODE:	501

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$52,000 ADJ SALE AMT: \$52,000

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

SALE NOTES:

BUILT AS:

DOWNTOWN ROW -OTHER

USED AS:

DOWNTOWN ROW -OTHER

371.0

371.0

ZONING: CONFORMING

LAND AREA: 7000 sq ft

OF UNITS: 1

YRBLT: 1888

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 1

WALL HT: 11

ONSITE ADQ

BSMT AREA: 0

TOTAL AREA: 3504

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 3504

EXT MATERIAL: WOOD

UPPER FLR AREA: 0

MARKETABLE AREA: 3504

AMENITIES:

PHY FR

FUNC FR

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: FR

PR/SF: \$14.84

PR/UNIT: \$52,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	298-27-0-10-19-001.01-0	<input type="checkbox"/> M	SVQ	8039605
DB	2009	PG	397	ADDRESS: 431 State St.					
CITY: Augusta						ECONOMIC CODE:		402	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$155,000 ADJ SALE AMT: \$153,000

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

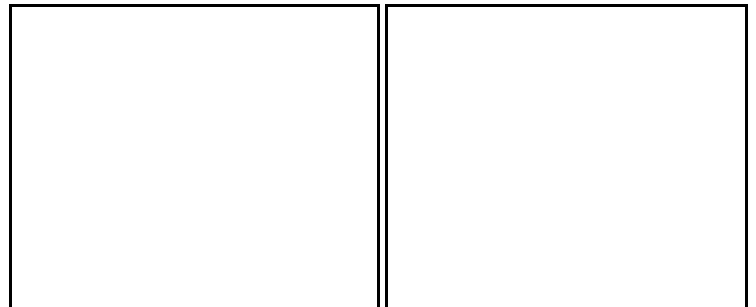
SALE NOTES: Seller said she sold word-of-mouth. She was planning to list with a realtor if she didn't get results within one month. Seller didn't pay any closing costs. \$155,000 included \$2,000 of beauty salon equipment. Both upstairs apartments were leased at the

BUILT AS:	DOWNTOWN ROW -OTHER	USED AS:	DOWNTOWN ROW -OTHER
371.0		371.0	
ZONING: CONFORMING	LAND AREA: 3,125 sqft	# OF UNITS: 1	YRBLT: 1916
LOCATION: DOWNTOWN -MAIN		STORY HT: 2	WALL HT: 14
BSMT AREA: 1900		TOTAL AREA: 7764	ROOF: FLAT
1SFLOOR AREA: 2739		EXT MATERIAL: STONE	CONST TYPE: WOOD FRAME
UPPER FLR AREA: 2850		MARKETABLE AREA: 7764	AMENITIES:
PHY GD	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

Basement can be used for storage, first floor has been renovated into a nice quality beauty salon, there is an 11X25 mezzanine in the back area that is used for storage and is listed in fair physical condition, the second floor is in good condition and in

OVERALL COND: GD PR/SF: \$19.71 PR/UNIT: \$153,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	321-02-0-10-35-010.00-0	<input type="checkbox"/> M	SVQ	96016010
DB	757	PG	235	ADDRESS: 19 N. Main					
CITY: Caldwell								ECONOMIC CODE:	601

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$25,000 ADJ SALE AMT: \$25,000

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

SALE NOTES: Property was offered by "word-of-mouth"

BUILT AS:

DOWNTOWN ROW BRICK

USED AS:

RETAIL MULTI

0.0

0.0

ZONING: CONFORMING

LAND AREA: 48 x 140

OF UNITS: 1

YRBLT: 1890

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 2

WALL HT: 24

OFFSITE INADQ

BSMT AREA: 0

TOTAL AREA: 7222

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 4822

EXT MATERIAL:

BRICK

UPPER FLR AREA: 2400

MARKETABLE AREA: 7222

AMENITIES:

PHY FR

FUNC FR

ECON FR

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: FR

PR/SF: \$3.46

PR/UNIT: \$25,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	138-34-0-30-17-002.00-0	<input type="checkbox"/> M	SVQ	57012152
DB	414	PG	397	ADDRESS: 102 S. Main					
CITY: Hillsboro						ECONOMIC CODE:		601	

SALE MONTH: 11 SALE YR: 2007 SALE AMT: \$40,000 ADJ SALE AMT: \$40,000

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

SALE NOTES:

BUILT AS:

DOWNTOWN ROW BRICK

USED AS:

RETAIL MULTI

0.0

0.0

ZONING: CONFORMING

LAND AREA: 375 SQ. FT.

OF UNITS: 1

YRBLT: 1915

PARKING:

LOCATION: DOWNTOWN -MAIN

STORY HT: 1

WALL HT: 20

OFFSITE ADQ

BSMT AREA:

TOTAL AREA:

3428

ROOF: FLAT

CONST TYPE: BRICK ONLY

1SFLOOR AREA:

3428

EXT MATERIAL:

BRICK

UPPER FLR AREA:

MARKETABLE AREA:

3428

AMENITIES:

13X20 AREA IS RESIDENCE

PHY AV

FUNC FR

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

TENANTS- POLICEDEPT. / AMERICAN FAMILY INSURANCE/ IMPRESSIONS BEAUTY SALON

OVERALL COND:

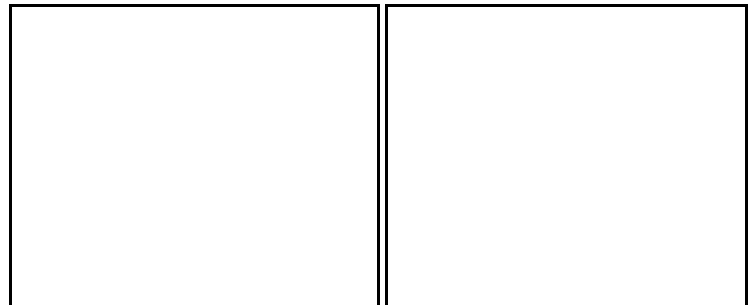
AV

PR/SF:

\$11.67

PR/UNIT:

\$40,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	304-17-0-20-02-002.01-0	<input type="checkbox"/> M	SVQ	8040378
DB	2009	PG	5360	ADDRESS: 1224 N Andover Rd					
CITY: Andover								ECONOMIC CODE:	401

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$430,000 ADJ SALE AMT: \$430,000

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

SALE NOTES: This property was advertised on LoopNet as a buiding under construction. Pricing will depend on the amount of finish work asked of the seller.

BUILT AS:	RETAIL MULTI	USED AS:	RETAIL MULTI
374.0		374.0	
ZONING:	CONFORMING	LAND AREA:	.90 acre
# OF UNITS:	4	YRBLT:	2008
LOCATION: MAJOR STRIP- STABLE/GROWTH		STORY HT:	1
WALL HT:		15	PARKING: ONSITE ADQ
BSMT AREA:		TOTAL AREA:	6000
1SFLOOR AREA:	6000	ROOF:	FLAT
UPPER FLR AREA:		CONST TYPE:	WOOD FRAME
MARKETABLE AREA:		6000	EXT MATERIAL:
AMENITIES:		14,300 SQFT concrete parking	
PHY	AV	FUNC	AV
ECON	GD	MONTHLY RENT:	
GRM:			

PROPERTY NOTES:

At the time of the field inspection, there was no interior finish, no floor, no heat or air. The building was an empty shell.

OVERALL COND: AV PR/SF: \$71.67 PR/UNIT: \$107,500

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	021-20-4-00-01-609.01-0	<input type="checkbox"/> M	SVQ	8040103
DB	2009	PG	3786	ADDRESS: 2348 W Central Ave					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$750,000 ADJ SALE AMT: \$750,000

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

SALE NOTES: Property has been well advertised on Loopnet for at least a year, listed by JP Weigand. Per the buyer's broker, the buyer had to purchase for a 1031 exchange and was willing to pay a premium. Property had two leases and the third lease was already lined

BUILT AS: RETAIL MULTI USED AS: RETAIL MULTI

374.0 374.0

ZONING: CONFORMING LAND AREA: 14,364 SQFT # OF UNITS: 3 YRBLT: 2006

PARKING:

LOCATION: MAJOR STRIP- STABLE/GROWTH STORY HT: 1 WALL HT: 15 ONSITE ADQ

BSMT AREA: TOTAL AREA: 3920 ROOF: FLAT CONST TYPE: WOOD FRAME

1SFLOOR AREA: 3920 EXT MATERIAL: STUCCO

UPPER FLR AREA: MARKETABLE AREA: 3920 AMENITIES:

PHY AV FUNC AV ECON GD MONTHLY RENT: GRM:

PROPERTY NOTES:

This property is located on a pad site in front of a much larger strip mall in El Dorado. This property is located on west Central Ave, that is experiencing some growth.

OVERALL COND: AV

PR/SF: \$191.33

PR/UNIT: \$250,000

KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	178-28-0-30-02-004.00-0	<input checked="" type="checkbox"/> M	SVQ	18021120
DB	817	PG	357	ADDRESS: 1217 MAIN					
CITY: Winfield						ECONOMIC CODE:		312	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$922,940 ADJ SALE AMT: \$922,940

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

SALE NOTES: SPOKE WITH THE SELLER WHO STATED THAT THE PROPERTY WAS LISTED ON THE WEB WITH A REALTY COMPANY OUT OF CLINTON, MO. HE DID NOT KNOW HOW LONG HAD BEEN ON THE MARKET. AN APPRAISAL WAS DONE THAT CAME IN ACTUALLY HIGHER THAN SALES PRICE. THE SALE INCLUDED OTHER PARCELS.

BUILT AS:	RETAIL MULTI	USED AS:	RETAIL MULTI
374.0		374.0	
ZONING:	NOT APPLICABLE	LAND AREA:	190 X 190
# OF UNITS:	1	YRBLT:	1997
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1
WALL HT:	15	PARKING:	ON & OFF SITE
BSMT AREA:	0	TOTAL AREA:	7549
1SFLOOR AREA:	7549	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	BRICK/BLK
MARKETABLE AREA:	7549	EXT MATERIAL:	CONC BLK
AMENITIES:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

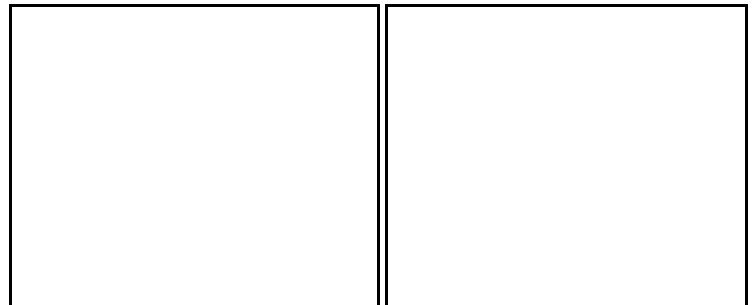
PROPERTY NOTES:

PROPERTY SITS ON THE MAIN DRAG IN WINFIELD, KS. CURRENTLY HOME TO MOVIE GALLERY, KPM COMPUTERS, AND CHECK-N-CASH. THIS IS FULL OCCUPANCY FOR THE BUILDING. LOCATION IS GOOD AND PARKING ABUNDANT. PROPERTY IS FAIRLY NEW, SO STILL IN GOOD CONDITION. NO PICTURE PROVIDED BY COUNTY.

OVERALL COND: AV

PR/SF: \$122.26

PR/UNIT: \$922,940



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	212-04-0-00-33-001.06-0	<input type="checkbox"/> M	SVQ	8041067
DB	2010	PG	181	ADDRESS: 2733 W. Central Ave.					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH: 01 SALE YR: 2009 SALE AMT: \$2,325,000 ADJ SALE AMT: \$2,325,000

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

SALE NOTES: This property was listed on Loop-net for 2,439,000

BUILT AS:	RETAIL MULTI	USED AS:	RETAIL MULTI
374.0		374.0	
ZONING:	CONFORMING	LAND AREA:	1.50 acres
# OF UNITS:	6	YRBLT:	2005
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	1
WALL HT:	18	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	14160
1SFLOOR AREA:	14160	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	14160	EXT MATERIAL:	MAS/OTHER MIX
AMENITIES:	This property is is located directly in front of Wal-wart Super center		
PHY AV	FUNC AV	ECON GD	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

This property is 100% occupied by Cato, Game Stop, Shoe Department, and a Hospice Care office

OVERALL COND: GD

PR/SF: \$164.19

PR/UNIT: \$387,500



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	212-03-0-40-05-001.01-0	<input type="checkbox"/> M	SVQ	8040992
DB	2009	PG	9470	ADDRESS: 1419 W. Central Ave.					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH:	01	SALE YR:	2009	SALE AMT:	\$256,000	ADJ SALE AMT:	\$256,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: This property was listed for 300,000 09/2008							

BUILT AS:	RETAIL MULTI	USED AS:	RETAIL MULTI
374.0		374.0	
ZONING:	CONFORMING	LAND AREA:	15362 SF
# OF UNITS:	4	YRBLT:	1988
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	1
WALL HT:	8	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	4268
1SFLOOR AREA:	4268	ROOF:	PITCHED(
CONST TYPE:	WOOD FRAME	EXT MATERIAL:	BRICK
UPPER FLR AREA:	0	MARKETABLE AREA:	4268
AMENITIES:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$59.98	PR/UNIT:	\$64,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	193-05-0-10-01-001.00-0	<input checked="" type="checkbox"/> M	SVQ	88011202
DB	610	PG	355	ADDRESS: 2 S Kansas					
CITY: Liberal						ECONOMIC CODE:		312	

SALE MONTH: 02 SALE YR: 2008 SALE AMT: \$55,000 ADJ SALE AMT: \$55,000

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

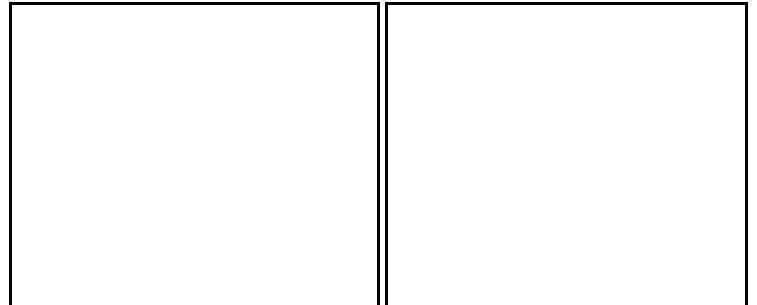
SALE NOTES: I spoke with Lidia Hook-Gray (owner). The Seller approached her to buy the property. This is for the building only, no personal property. The vacant lot to the south was also sold with the property.

BUILT AS:	RETAIL MULTI	USED AS:	RETAIL MULTI
374.0		374.0	
ZONING:	CONFORMING	LAND AREA:	3,520;6,500
# OF UNITS:	1	YRBLT:	1905
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	2
WALL HT:	12	PARKING:	ONSITE ADQ
BSMT AREA:	3250	TOTAL AREA:	7701
1SFLOOR AREA:	3201	ROOF:	FLAT
UPPER FLR AREA:	1250	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	3201	EXT MATERIAL:	WOOD
AMENITIES:	This is on the corner of 2nd street and Main street.		
PHY FR	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

There is an entrance on 2nd street as well as Main street. The parking is on the south side of the building.

OVERALL COND: FR PR/SF: \$17.18 PR/UNIT: \$55,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	195-16-0-20-03-001.00-0	<input type="checkbox"/> M	SVQ	56019028	
DB	478	PG	155	ADDRESS: 1803 W 6TH AVE						
CITY: Emporia								ECONOMIC CODE:	212	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$147,600 ADJ SALE AMT: \$147,600

SALE TYPE: NON-SALE - INTERNAL TRANSFER MKT TIME: UNKNOWN ADJ REASON NOT ADJUSTED

SALE NOTES: SALE TO THE PRINCIPLE STOCK HOLDER OF THE CORPORATION

BUILT AS:

RETAIL MULTI

USED AS:

RETAIL MULTI

374.0

374.0

ZONING: CONFORMING

LAND AREA: 18312 SF

OF UNITS: 1

YRBLT: 1952

PARKING:

LOCATION: BUSINESS CLUSTER

STORY HT: 2

WALL HT: 8

ONSITE ADEQUATE

BSMT AREA: 0

TOTAL AREA: 6329

ROOF: FLAT

CONST TYPE: BLOCK ONLY

1SFLOOR AREA: 5633

EXT MATERIAL:

CONC BLK

UPPER FLR AREA: 696

MARKETABLE AREA: 6329

AMENITIES: 1800 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: \$23.32

PR/UNIT: \$147,600

KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	274-18-0-10-37-002.00-0	<input type="checkbox"/> M	SVQ	28016531
DB	284	PG	743/7	ADDRESS: 210 E Spruce					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH:	06	SALE YR:	2008	SALE AMT:	\$70,000	ADJ SALE AMT:	\$70,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	30 TO 180 DAYS		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	MEDICAL OFFICE	USED AS:	RETAIL MULTI
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	5700 sqft
# OF UNITS:	1	YRBLT:	1953
LOCATION:	NBHD SUPPORT AREA	STORY HT:	1
WALL HT:	10	PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	2295
ROOF:	FLAT	CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	2295	EXT MATERIAL:	CONC BLOCK
MARKETABLE AREA:	2295	AMENITIES:	Property has two sections to it. Front portion is a restaurant, back section is a professional service. It's located across the street from hospital.
UPPER FLR AREA:	0		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$30.50	PR/UNIT:	\$70,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	192-10-0-30-14-003.00-0	<input type="checkbox"/> M	SVQ	56018985	
DB	478	PG	27	ADDRESS: 1005 COMMERCIAL						
CITY: Emporia								ECONOMIC CODE:	212	

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$285,000 ADJ SALE AMT: \$285,000

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

SALE NOTES: SVQ INDICATES NOT OPEN MKT--BUYER APPROACHED SELLER--NO PP--NO OTHER INFO GIVEN

BUILT AS:

RETAIL MULTI

USED AS:

RETAIL MULTI

374.0

374.0

ZONING: CONFORMING

LAND AREA: 175 X 130

OF UNITS: 1

YRBLT: 1930

PARKING:

LOCATION: DOWNTOWN - SECONDARY

STORY HT: 1

WALL HT: 16

ONSITE ADEQUATE

BSMT AREA: 2820

TOTAL AREA: 16660

ROOF: FLAT

CONST TYPE: BRICK ONLY

1SFLOOR AREA: 13840

EXT MATERIAL: BRICK

UPPER FLR AREA: 0

MARKETABLE AREA: 13791

AMENITIES:

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

NO PICTURE PROVIDED BY COUNTY

OVERALL COND: AV

PR/SF: \$20.67

PR/UNIT: \$285,000

COUNTY	MARION	057	REGION	NC	PIN	086-14-0-00-00-001.02-0	<input type="checkbox"/>	M	SVQ	57012196
DB	414	PG	504	ADDRESS: 2838 HIGHWAY 56				.		
CITY: LINCOLNVILLE						ECONOMIC CODE:		901		

SALE NOTES: 0861400000001000 ADDITIONAL PARCEL 65.2 ACRES

KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	086-14-0-20-02-002.00-0	<input type="checkbox"/> M	SVQ	57012108
DB	414	PG	301	ADDRESS: 211 W. MAIN					
CITY: LINCOLNVILLE								ECONOMIC CODE:	901

SALE MONTH: 10 SALE YR: 2007 SALE AMT: \$18,000 ADJ SALE AMT: \$13,000

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

SALE NOTES: 0861400000001000 ADDITIONAL PARCEL 65.2 ACRES

BUILT AS: RESIDENCE CONVERSION USED AS: RETAIL SINGLE

ZONING: CONFORMING LAND AREA: 5000 SQ. FT. # OF UNITS: 1 YRBLT: 1928

LOCATION: DOWNTOWN -MAIN STORY HT: 1 WALL HT: 8 PARKING: ONSITE ADQ

BSMT AREA: 0 TOTAL AREA: 663 ROOF: PITCHED(CONST TYPE: WOOD FRAME

1SFLOOR AREA: 663 EXT MATERIAL: SIDING(VINYL, HARDIE, ETC.

UPPER FLR AREA: 0 MARKETABLE AREA: 663 AMENITIES: 5000 PERSONAL PROPERTY & SALON EQUIPMENT

PHY GD FUNC AV ECON AV MONTHLY RENT: GRM:

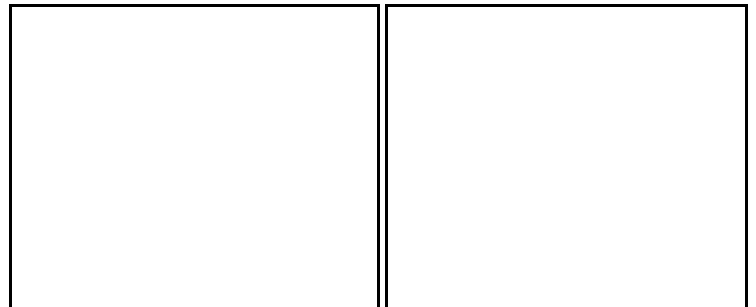
PROPERTY NOTES:

MANE ATTRACTION BEAUTY SHOP

OVERALL COND: AV

PR/SF: \$19.61

PR/UNIT: \$13,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	234-18-0-20-06-002.01-0	<input type="checkbox"/> M	SVQ	18020848
DB	811	PG	363	ADDRESS: 402 N K 15 HWY					
CITY: Dexter								ECONOMIC CODE:	801

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$21,500 ADJ SALE AMT: \$21,500

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

SALE NOTES: WORD OF MOUTH SALE-NEVER LISTED ON OPEN MARKET-SELLER WAS MOVING AND NEEDED TO SALE FAST-SELLER STATED ACTUALLY SALE PRICE WAS \$21,500 FOR EVERYTHING (INVENTORY,BUSINESS & REAL ESTATE. SVQ DOESN'T MATCH SALE AMOUNT-SVQ PRICE \$18,000 WITH \$10,000 IN PP WHICH WAS NOT PULLED OUT ON CONTRACT AS PER SELLER. SO MADE NO ADJUSTMENT DUE TO DIFFERENCES.

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 125 X 118 IRR

OF UNITS: 1

YRBLT: 1960

PARKING:

LOCATION: RURAL FRINGE

STORY HT: 1

WALL HT: 9

ONSITE ADEQUATE

BSMT AREA: 0

TOTAL AREA: 744

ROOF: SLANT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 744

EXT MATERIAL: BRICK

UPPER FLR AREA: 0

MARKETABLE AREA: 744

AMENITIES:

PHY AV

FUNC FR

ECON FR

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

TK'S LIQUOR STORE--PROPERTY IN FAIR CONDITION AT TIME OF SALE--NO PROBLEMS WITH THE STRUCTURE--SOME CHANGES AFTER SALE-BATHROOM MADE BIGGER,INTERIOR RE-DONE,NEW PAINT,SHELVES ETC...--264 SF ADDTION BUILT IN 1992

OVERALL COND: AV

PR/SF: \$28.90

PR/UNIT: \$21,500



KANSAS SALES BASE - SALE REPORT

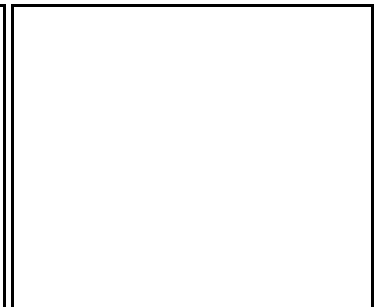
COUNTY	ELK	025	REGION	SE	PIN	232-03-0-20-04-005.00-0	<input type="checkbox"/> M	SVQ	25003845
DB	97	PG	277	ADDRESS: 202 W 2ND					
CITY: Longton								ECONOMIC CODE:	801

SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$5,500	ADJ SALE AMT:	\$5,500
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: LOCATED IN GOOD LOCATION ON HWY IN LONGTON							

BUILT AS:	373.0	RETAIL SINGLE	USED AS:	373.0	RETAIL SINGLE				
ZONING:	CONFORMING	LAND AREA:	45 X 110	# OF UNITS:	1	YRBLT:	1960	PARKING:	ONSITE ADEQUATE
LOCATION:		STORY HT:	1	WALL HT:	8	ROOF:	SLANT	CONST TYPE:	WOOD FRAME
BSMT AREA:	0	TOTAL AREA:	280	EXT MATERIAL:	SIDING(VINYL, HARDIE, ETC.)				
1SFLOOR AREA:	280	MARKETABLE AREA:	280	AMENITIES:					
UPPER FLR AREA:	0								
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00	GRM:	#Error

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$19.64	PR/UNIT:	\$5,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	161-01-0-40-15-001.02-0	<input type="checkbox"/> M	SVQ	25003967
DB	97	PG	640	ADDRESS: 1229 KS HWY 99					
CITY: HOWARD								ECONOMIC CODE:	711

SALE MONTH: 04 SALE YR: 2009 SALE AMT: \$75,000 ADJ SALE AMT: \$38,000

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

SALE NOTES: ESTABLISHED FLOWER SHOP. WORD OF MOUTH ADVERTIZEMENT. OWNER WANTED TO RETIRE

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: NOT APPLICABLE

LAND AREA: 97X175

OF UNITS: 1

YRBLT: 1983

PARKING:

LOCATION: SECONDARY STRIP

STORY HT: 1

WALL HT: 8

ONSITE ADQ

BSMT AREA: 0

TOTAL AREA: 2480

ROOF: PITCHED

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 2480

EXT MATERIAL: STEEL

UPPER FLR AREA: 0

MARKETABLE AREA: 2480

AMENITIES:

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

BUYER PURCHASED EVERYTHING INCLUDING INVENTORY AND DELIERY VEHICLE. SELLER AGREED TO WORK IN THE BUSINESS FOR A FEW MONTHS UNTIL THE NEW OWNER WAS MORE ESTABLISHED WITH THE BUSINESS

OVERALL COND: AV

PR/SF: \$15.32

PR/UNIT: \$38,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MEADE	060	REGION	SW	PIN	103-06-0-20-32-006.00-0	<input type="checkbox"/> M	SVQ	60003619
DB	89	PG	282	ADDRESS: 415 MAIN					
CITY: Fowler								ECONOMIC CODE:	701

SALE MONTH: 01 SALE YR: 2009 SALE AMT: \$11,000 ADJ SALE AMT: \$11,000

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

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

BUILT AS: RETAIL SINGLE USED AS: RETAIL SINGLE

373.0 373.0

ZONING: CONFORMING LAND AREA: 75 X 140 # OF UNITS: 1 YRBLT: 1920

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

BSMT AREA: 0 TOTAL AREA: 1440 ROOF: FLAT CONST TYPE: BRICK ONLY

1SFLOOR AREA: 1440 EXT MATERIAL: BRICK

UPPER FLR AREA: 0 MARKETABLE AREA: 1440 AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: PR PR/SF: \$7.64 PR/UNIT: \$11,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	271-02-0-20-01-006.00-0	<input type="checkbox"/> M	SVQ	56018891	
DB	476	PG	743	ADDRESS: 117 E HWY 99						
CITY: Olpe								ECONOMIC CODE:	701	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$45,000 ADJ SALE AMT: \$45,000

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

SALE NOTES: SVQ INDICATES OPEN MKT SALE WITH PP, BUT NO AMOUNT GIVEN--NO OTHER INFO GIVEN

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 51650 SF

OF UNITS: 1

YRBLT: 1961

PARKING:

LOCATION: RURAL CLUSTER

STORY HT: 1

WALL HT: NORM

ONSITE ADEQUATE

BSMT AREA: 3780

TOTAL AREA: 7886

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 4106

EXT MATERIAL:

CONC BLK

UPPER FLR AREA: 0

MARKETABLE AREA: 4106

AMENITIES:

PHY FR

FUNC FR

ECON FR

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

BLDG NAME- 99 BOTTLES---BSMT IS NV

OVERALL COND: FR

PR/SF: \$10.96

PR/UNIT: \$45,000



2710202001006000 11/08/2005

KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	203-07-0-20-21-007.00-0	<input type="checkbox"/> M	SVQ	57012508
DB	420	PG	385	ADDRESS: 310 MAIN					
CITY: Florence								ECONOMIC CODE:	701

SALE MONTH:	09	SALE YR:	2008	SALE AMT:	\$1,000	ADJ SALE AMT:	\$1,000
SALE TYPE:	AUCTION -NON-DISTRESS		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	RETAIL SINGLE	USED AS:	RETAIL SINGLE
373.0		373.0	
ZONING:	CONFORMING	LAND AREA:	3125 SF
# OF UNITS:	1	YRBLT:	1950
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
WALL HT:	8	PARKING:	OFFSITE ADEQUAT
BSMT AREA:	0	TOTAL AREA:	480
1SFLOOR AREA:	480	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	480	EXT MATERIAL:	WOOD
AMENITIES:			
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$2.08	PR/UNIT:	\$1,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	RUSH	083	REGION	NC	PIN	088-33-0-10-19-006.00-1	<input type="checkbox"/> M	SVQ	83003870
DB	58	PG	164	ADDRESS: 901 Main St					
CITY: La Crosse						ECONOMIC CODE:		611	

SALE MONTH: 04 SALE YR: 2009 SALE AMT: \$5,000 ADJ SALE AMT: \$5,000

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

SALE NOTES: Sale took place after the seller moved. On the market for awhile.

BUILT AS: MEDICAL OFFICE USED AS: RETAIL SINGLE

ZONING: CONFORMING LAND AREA: 2925 sf # OF UNITS: 1 YRBLT: 1950

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

BSMT AREA: 0 TOTAL AREA: 1250 ROOF: FLAT CONST TYPE: BRICK ONLY

1SFLOOR AREA: 1250 EXT MATERIAL: WOOD

UPPER FLR AREA: 1250 MARKETABLE AREA: 1250 AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: FR PR/SF: \$4.00 PR/UNIT: \$5,000



KANSAS SALES BASE - SALE REPORT

COUNTY	CHAUTAUQUA	010	REGION	SE	PIN	108-34-0-40-30-001.01-0	<input type="checkbox"/> M	SVQ	10004624
DB	741	PG	685	ADDRESS: 115 N SHERMAN					
CITY: Sedan								ECONOMIC CODE:	611

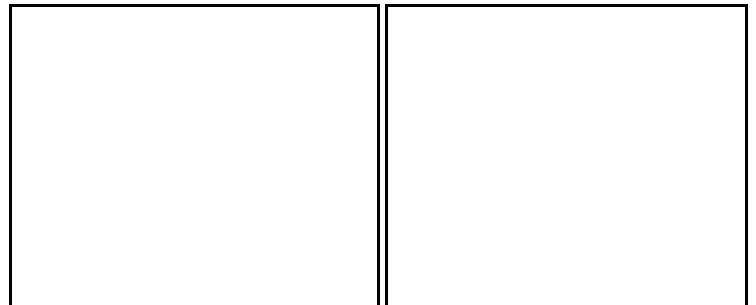
SALE MONTH:	07	SALE YR:	2008	SALE AMT:	\$5,000	ADJ SALE AMT:	\$5,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	180 TO 360 DAYS		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	RETAIL SINGLE	USED AS:	RETAIL SINGLE
373.0		373.0	
ZONING:	CONFORMING	LAND AREA:	60 X 105
# OF UNITS:	1	YRBLT:	1910
LOCATION:	DOWNTOWN -SECONDARY	STORY HT:	1
WALL HT:	10	PARKING:	OFFSITE ADEQUAT
BSMT AREA:	0	TOTAL AREA:	1209
1SFLOOR AREA:	1209	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	1209	EXT MATERIAL:	STONE
AMENITIES:			
PHY	FR	FUNC	AV
ECON	FR	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

BAD LOCATION FOR COMMERCIAL--1/2 BLOCK NORTH OF MAIN STREET--BUILDING HAS BEEN VACANT--NO WATER OR HEAT--ELECTRIC ONLY

OVERALL COND:	FR	PR/SF:	\$4.14	PR/UNIT:	\$5,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	MEADE	060	REGION	SW	PIN	132-10-0-10-02-001.00-0	<input type="checkbox"/> M	SVQ	60003637
DB	89	PG	348	ADDRESS: 603 W CARTHAGE					
CITY: Meade								ECONOMIC CODE:	611

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$82,000 ADJ SALE AMT: \$82,000

SALE TYPE: MKT TIME: ADJ REASON:

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

BUILT AS: RETAIL SINGLE USED AS: RETAIL SINGLE

373.0 373.0

ZONING: CONFORMING LAND AREA: 140 X 150 # OF UNITS: 1 YRBLT: 1950

LOCATION: MAJOR STRIP- STABLE/DEVELOPING STORY HT: 1 WALL HT: 14 PARKING: ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 10460 ROOF: SLANT CONST TYPE: STEEL

1SFLOOR AREA: 10460 EXT MATERIAL: STEEL

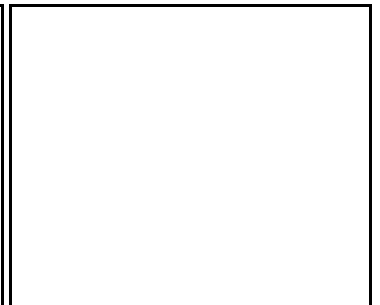
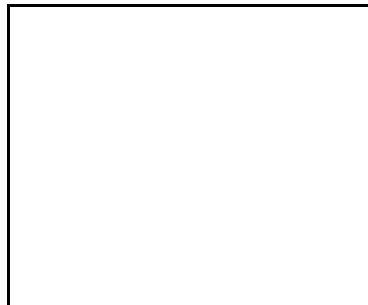
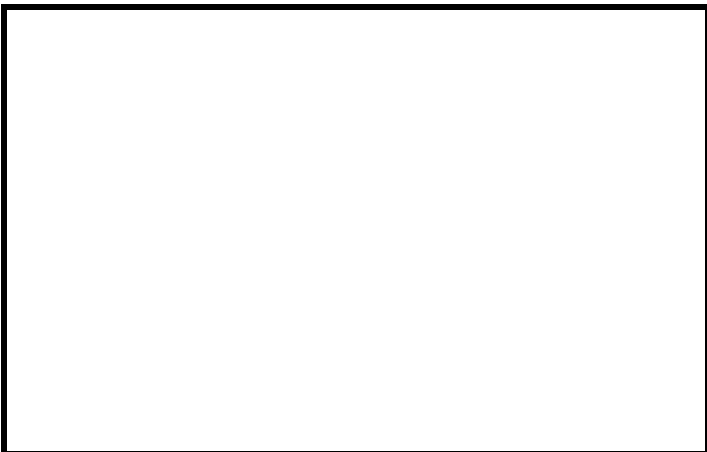
UPPER FLR AREA: 0 MARKETABLE AREA: 10460 AMENITIES: (1) 8 X 10 OVRHD

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

PROPERTY NOTES:

NO PICTURE DUE TO WORK ON PROPERTY-----NEW DUCKWALL STORE

OVERALL COND: FR PR/SF: \$7.84 PR/UNIT: \$82,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	138-34-0-30-05-003.00-0	<input type="checkbox"/> M	SVQ	40018853
DB	223	PG	447	ADDRESS: 00000 5TH & WASHINGTON					
CITY: SEDGWICK								ECONOMIC CODE:	601

SALE MONTH: 11 SALE YR: 2008 SALE AMT: \$64,000 ADJ SALE AMT: \$64,000

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

SALE NOTES:

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 24,750 SQ FT

OF UNITS:

1

YRBLT: 1961

PARKING:

LOCATION: DOWNTOWN - SECONDARY

STORY HT: 2

WALL HT: 10

ONSITE ADQ

BSMT AREA: 0

TOTAL AREA: 2034

ROOF: PITCHED(

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1482

EXT MATERIAL: WOOD

UPPER FLR AREA: 552

MARKETABLE AREA: 2034

AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT:

GRM:

PROPERTY NOTES:

BUILDING HAS LUMBER SHED ATTACHED AND SEVERAL OTHER LOW VALUE BUILDINGS ON SITE

OVERALL COND: FR

PR/SF: \$31.47

PR/UNIT: \$64,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	321-02-0-40-02-006.00-0	<input type="checkbox"/> M	SVQ	96016496	
DB	773	PG	046	ADDRESS: 102 E. 1st Ave						
CITY: Caldwell								ECONOMIC CODE:	601	

SALE MONTH: 10 SALE YR: 2008 SALE AMT: \$4,000 ADJ SALE AMT: \$4,000

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

SALE NOTES: Buyer stated that he approached the seller and inquired ab out his empty building. Seller said he would ask \$5,000, but accepted \$4,000

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 50 x 140

OF UNITS:

1

YRBLT: 1940

PARKING:

LOCATION: NBHD SUPPORT AREA

STORY HT: 1

WALL HT: 12

ONSITE ADQ

BSMT AREA: 0

TOTAL AREA: 1096

ROOF: PITCHED(

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1096

EXT MATERIAL:

MAS/OTHER MIX

UPPER FLR AREA: 0

MARKETABLE AREA: 1096

AMENITIES:

PHY FR

FUNC FR

ECON FR

MONTHLY RENT:

GRM:

PROPERTY NOTES:

NO PHOTO

OVERALL COND: FR

PR/SF: \$3.65

PR/UNIT: \$4,000

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	414-20-0-20-03-008.00-0	<input type="checkbox"/> M	SVQ	8039413
DB	2008	PG	9102	ADDRESS: 315 W 1ST ST					
CITY: DOUGLASS						ECONOMIC CODE:		601	

SALE MONTH: 02 SALE YR: 2008 SALE AMT: \$167,700 ADJ SALE AMT: \$167,700

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

SALE NOTES: SALE INDICATES \$169145 IN INVENTORY & REAL ESTATE AS \$167700 SVQ INDICATES OPEN MARKET

BUILT AS:	RETAIL SINGLE	USED AS:	RETAIL SINGLE
373.0		373.0	
ZONING: CONFORMING	LAND AREA: 48352	# OF UNITS: 1	YRBLT: 2003
LOCATION: DOWNTOWN -MAIN	STORY HT: 1	WALL HT: 12	PARKING: ONSITE ADQ
BSMT AREA: 0	TOTAL AREA: 3360	ROOF: PITCHED(CONST TYPE: STEEL
1SFLOOR AREA: 3360	MARKETABLE AREA: 3360	EXT MATERIAL: STEEL	
UPPER FLR AREA: 0		AMENITIES: ONE OVHD, CANOPY - 16150 SF ASP PARKING POLE LIGHTING	
PHY:	FUNC:	ECON:	MONTHLY RENT:
		GRM:	

PROPERTY NOTES:
DOUGLASS LIQUOR

OVERALL COND: PR/SF: \$49.91 PR/UNIT: \$167,700



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	111-02-0-10-04-001.00-0	<input type="checkbox"/> M	SVQ	96016593
DB	775	PG	574	ADDRESS: 103 W. 4th					
CITY: Belle Plaine								ECONOMIC CODE:	601

SALE MONTH: 02 SALE YR: 2004 SALE AMT: \$32,000 ADJ SALE AMT: \$32,000

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

SALE NOTES: In February 2004 the buyer approached the seller as there was a "For Rent Sign" posted on the property. The seller financed the purchase; and the deed was transferred and filed December 2008.

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 147 x 50

OF UNITS:

1

YRBLT: 1940

PARKING:

LOCATION: DOWNTOWN - SECONDARY

STORY HT: 1,440

WALL HT: 10

OFFSITE ADQ

BSMT AREA: 0

TOTAL AREA: 1500

ROOF:

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1500

EXT MATERIAL:

CONC BLOCK

UPPER FLR AREA: 0

MARKETABLE AREA: 1500

AMENITIES:

PHY FR

FUNC FR

ECON

MONTHLY RENT:

GRM:

PROPERTY NOTES:

NO PHOTO PROVIDED

OVERALL COND: FR

PR/SF: \$21.33

PR/UNIT: \$32,000

KANSAS SALES BASE - SALE REPORT

COUNTY	WILSON	103	REGION	SE	PIN	194-20-0-30-23-005.00-0	<input type="checkbox"/> M	SVQ	103008918
DB	329	PG	392	ADDRESS: 1102 W MAIN					
CITY: Neodesha						ECONOMIC CODE:		601	

SALE MONTH: 12 SALE YR: 2008 SALE AMT: \$25,500 ADJ SALE AMT: \$15,000

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

SALE NOTES: ADVERTISED WITH REMAX- \$25,500 WITH \$10,500 FOR EQUIP & FURNISHINGS

BUILT AS: RETAIL SINGLE USED AS: RETAIL SINGLE

373.0 373.0

ZONING: CONFORMING LAND AREA: 29 X 46 # OF UNITS: 1 YRBLT: 1930

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

BSMT AREA: 0 TOTAL AREA: 896 ROOF: FLAT CONST TYPE: WOOD FRAME

1SFLOOR AREA: 896 EXT MATERIAL: SIDING(VINYL, HARDIE, ETC.)

UPPER FLR AREA: 0 MARKETABLE AREA: 896 AMENITIES:

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

PROPERTY NOTES:

REMODELING TO CHANGE INTO A CHINESE RESTAURANT

OVERALL COND: FR PR/SF: \$16.74 PR/UNIT: \$15,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	415-21-0-20-02-018.00-0	<input type="checkbox"/> M	SVQ	8040482
DB	2009	PG	5886	ADDRESS: 336 S. Hwy 77					
CITY: Douglass								ECONOMIC CODE:	601

SALE MONTH: 09 SALE YR: 2008 SALE AMT: \$55,000 ADJ SALE AMT: \$55,000

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

SALE NOTES: On open market with a realtor for approx. 9 months. Starting asking price was \$65,000.

BUILT AS:

PREFAB WAREHOUSE

USED AS:

RETAIL SINGLE

0.0

0.0

ZONING: CONFORMING

LAND AREA: 12,100 sqft

OF UNITS: 1

YRBLT: 1989

PARKING:

LOCATION: BUSINESS CLUSTER

STORY HT: 1

WALL HT: 08

ONSITE ADQ

BSMT AREA:

TOTAL AREA: 3520

ROOF: PITCHED(

CONST TYPE: WOOD FRAME

1SFLOOR AREA:

3520

EXT MATERIAL:

STEEL

UPPER FLR AREA:

MARKETABLE AREA:

AMENITIES:

PHY AV

FUNC AV

ECON FR

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: AV

PR/SF:

PR/UNIT:

\$55,000

KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	093-08-0-20-05-002.01-0	<input checked="" type="checkbox"/> M	SVQ	40018068
DB	408	PG	504	ADDRESS: 506 W 22ND ST					
CITY: North Newton								ECONOMIC CODE:	601

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

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

SALE NOTES: HEAT AND AIR BUSINESS - SOLD TO LIKE BUSINESS

BUILT AS:	RETAIL SINGLE	USED AS:	RETAIL SINGLE
373.0		373.0	
ZONING:	CONFORMING	LAND AREA:	29621 SF
# OF UNITS:	1	YRBLT:	1989
LOCATION:	BUSINESS CLUSTER	STORY HT:	1
WALL HT:	12	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	4500
1SFLOOR AREA:	4500	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	4500	EXT MATERIAL:	STEEL
AMENITIES:	METAL GARAGE ALSO ON PROPERTY		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

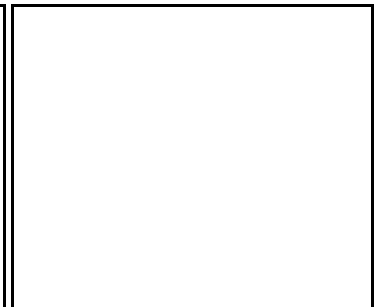
PROPERTY NOTES:

BUSINESS LOCATED ON OLD HWY 81

OVERALL COND: AV

PR/SF: \$22.22

PR/UNIT: \$100,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	423-05-0-20-16-003.00-0	<input type="checkbox"/> M	SVQ	8040963
DB	2009	PG	9296	ADDRESS: 106 S. Main Street					
CITY: Rose Hill						ECONOMIC CODE:		501	

SALE MONTH:	12	SALE YR:	2008	SALE AMT:	\$45,000	ADJ SALE AMT:	\$45,000
SALE TYPE:	NOM- GOVT,RELIGIOUS, NONPROFIT		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: City of Rosehill reason for purchase is unclear							

BUILT AS:	RESIDENCE CONVERSION	USED AS:	RETAIL SINGLE
0.0		0.0	
ZONING:	NONCONFORMING	LAND AREA:	1400 SF
# OF UNITS:	1	YRBLT:	1880
LOCATION:	NON-CONFORM	STORY HT:	2
WALL HT:	20	PARKING:	ON & OFF SITE
BSMT AREA:	885	TOTAL AREA:	2440
ROOF:	PITCHED(CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	835	EXT MATERIAL:	WOOD
UPPER FLR AREA:	136	MARKETABLE AREA:	1856
AMENITIES:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:
 Converted residential property to Ice Cream Parlor. This is in a Residential Neighborhood. Bought by the city of Rosehill

OVERALL COND:	AV	PR/SF:	\$24.25	PR/UNIT:	\$45,000
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KANSAS SALES BASE - SALE REPORT

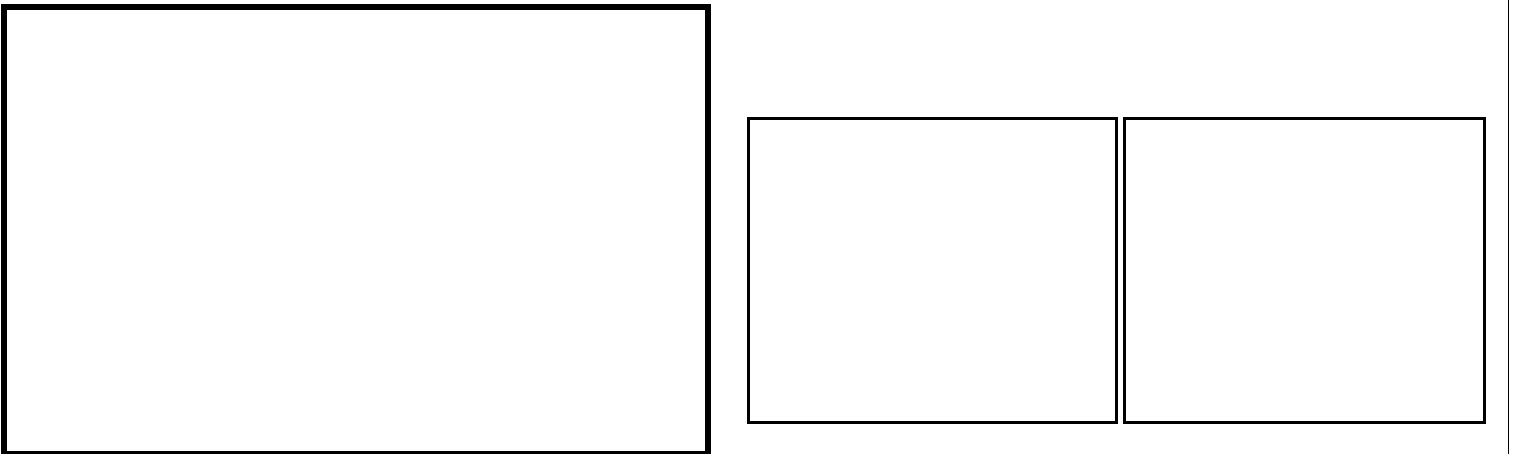
COUNTY	SUMNER	096	REGION	SC	PIN	155-15-0-20-17-019.00-0	<input type="checkbox"/> M	SVQ	96016268
DB	765	PG	616	ADDRESS: 1421 W 8TH STREET					
CITY: Wellington						ECONOMIC CODE:		412	

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$154,000	ADJ SALE AMT:	\$154,000
SALE TYPE:	AUCTION - DISTRESS		MKT TIME:	OVER 1 YR		ADJ REASON	NOT ADJUSTED
SALE NOTES: ACCORDING TO THE BUYER, THIS PROPERTY WAS ACTUALLY SOLD FOR \$140,000. THE ADDITIONAL \$14,000 WAS FOR AUCTION AND BROKERAGE FEES							

BUILT AS:		RETAIL SINGLE		USED AS:		RETAIL SINGLE	
373.0				373.0			
ZONING:	CONFORMING	LAND AREA:	150 X 231	# OF UNITS:	1	YRBLT:	1997
				PARKING:			
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING	STORY HT:	1	WALL HT:	14	ONSITE ADEQUATE	
BSMT AREA:	0	TOTAL AREA:	10192	ROOF:	FLAT	CONST TYPE:	STEEL
1SFLOOR AREA:	10192			EXT MATERIAL:	BRICK		
UPPER FLR AREA:	0	MARKETABLE AREA:	10192	AMENITIES:			
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:	\$0.00
				GRM:	#Error		

PROPERTY NOTES:
 THIS PROPERTY WAS USED AS A SEARS RETAIL AND CATALOG STORE AND WILL BE CHANGED TO A COMMUNITY SERVICES BUILDING FOR ASSISTING CHILDREN/FAMILIES HAVING PROBLEMS. THE BUYER STATED THAT THEY WILL NEED TO DO APPROXIMATELY \$100,000 IN REPAIRS/REMODEL. NO PICTURE PROVIDED BY COUNTY

OVERALL COND:	FR	PR/SF:	\$15.11	PR/UNIT:	\$154,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-14-0-30-11-001.00-0	<input type="checkbox"/> M	SVQ	96016025
DB	757	PG	632	ADDRESS: 122 N. Washington					
CITY: Wellington								ECONOMIC CODE:	412

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$78,000 ADJ SALE AMT: \$78,000

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

SALE NOTES: Buyers have been leasing the property for approximately 7 years; and that for 5 or 6 months prior to the sale they had been negotiating with the seller.

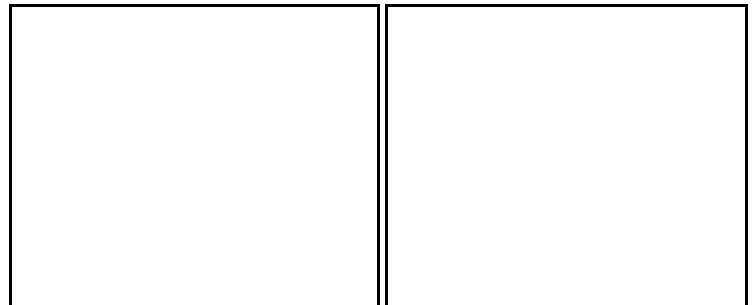
BUILT AS:	DOWNTOWN ROW -OTHER	USED AS:	RETAIL SINGLE
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	50 x 140
# OF UNITS:	1	YRBLT:	1910
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2
WALL HT:	28	PARKING:	OFFSITE INADQ
BSMT AREA:	0	TOTAL AREA:	11892
1SFLOOR AREA:	5892	ROOF:	FLAT
UPPER FLR AREA:	6000	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	5892	EXT MATERIAL:	BRICK
AMENITIES:			
PHY FR	FUNC FR	ECON FR	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND: FR

PR/SF: \$13.24

PR/UNIT: \$78,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-14-0-30-12-006.00-0	<input type="checkbox"/> M	SVQ	96016040	
DB	758	PG	311	ADDRESS: 111 N. Washington						
CITY: Wellington					ECONOMIC CODE:			412		

SALE MONTH: 02 SALE YR: 2008 SALE AMT: \$65,000 ADJ SALE AMT: \$65,000

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

SALE NOTES: Property was marketed by word-of-mouth for approximately 2 months. Buyer approached seller.

BUILT AS: DOWNTOWN ROW -OTHER USED AS: RETAIL SINGLE

ZONING: CONFORMING LAND AREA: 51 x 130 # OF UNITS: 1 YRBLT: 1910

LOCATION: DOWNTOWN -MAIN STORY HT: 2 WALL HT: 26 PARKING: OFFSITE INADQ

BSMT AREA: 6250 TOTAL AREA: 18160 ROOF: FLAT CONST TYPE: FRAME W STEEL JOIST

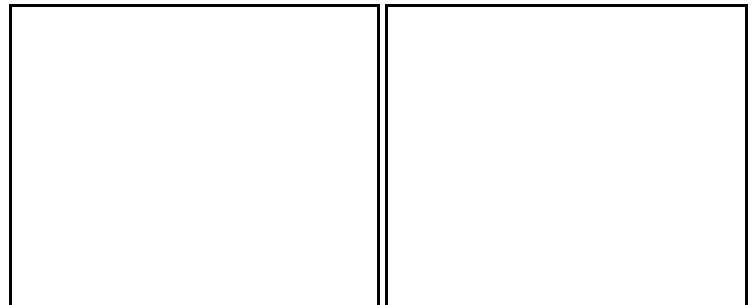
1SFLOOR AREA: 5660 EXT MATERIAL: BRICK

UPPER FLR AREA: 6250 MARKETABLE AREA: 5660 AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: FR PR/SF: \$11.48 PR/UNIT: \$65,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-14-0-30-18-003.00-0	<input type="checkbox"/> M	SVQ	96016181	
DB	762	PG	688	ADDRESS: 118 W. Harvey						
CITY: Wellington								ECONOMIC CODE:	412	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$18,000 ADJ SALE AMT: \$18,000

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

SALE NOTES: Buyer and Seller stated that property was marketed by word-of-mouth; no fee appraisal was conducted, buyer and seller agreed to sale price.

BUILT AS: RETAIL SINGLE

373.0

USED AS: RETAIL SINGLE

373.0

ZONING: CONFORMING

LAND AREA: 2552 sq ft

OF UNITS: 1

YRBLT: 1910

PARKING:

LOCATION: DOWNTOWN - SECONDARY

STORY HT: 1

WALL HT: 12

ONSITE INADQ

BSMT AREA: 0

TOTAL AREA: 1583

ROOF: FLAT

CONST TYPE: FRAME W STEEL JOIST

1SFLOOR AREA: 1583

EXT MATERIAL: BRICK

UPPER FLR AREA: 0

MARKETABLE AREA: 1583

AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT:

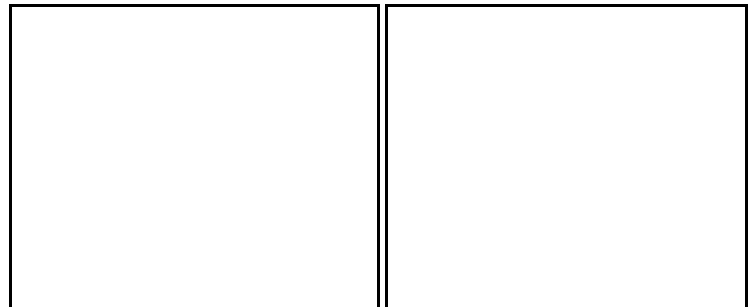
GRM:

PROPERTY NOTES:

OVERALL COND: FR

PR/SF: \$11.37

PR/UNIT: \$18,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	155-15-0-20-17-001.00-0	<input type="checkbox"/> M	SVQ	96016106
DB	760	PG	676	ADDRESS: 1201 W. 8th					
CITY: Wellington								ECONOMIC CODE:	412

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$700,000 ADJ SALE AMT: \$700,000

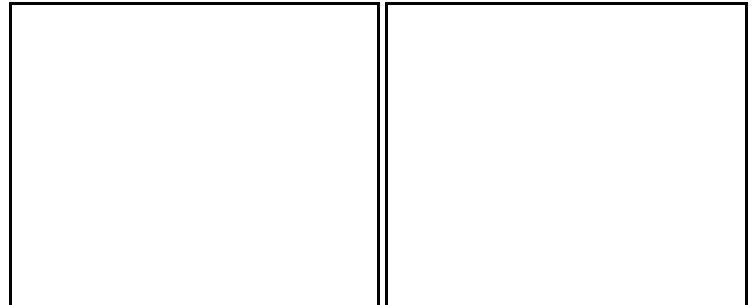
SALE TYPE: NOM - SELLER APPROACHED BUYER MKT TIME: UNKNOWN ADJ REASON: NOT ADJUSTED

SALE NOTES: Sumner Assoc LP sold to Wal-Mart for \$1,296,305. in 02-2008; then Wal-Mart sold to Orscheln Farm & Home in 03-2008 for \$700,00; then Orscheln Farm & Home sold to Wellington OFH, LLC in 05-2008 for \$950,000.

BUILT AS:	DISCOUNT STORE	USED AS:	RETAIL SINGLE
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	500 x 575
# OF UNITS:	1	YRBLT:	1986
LOCATION:	BUSINESS CLUSTER	STORY HT:	1
WALL HT:	22	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	52138
1SFLOOR AREA:	52138	ROOF:	FLAT
UPPER FLR AREA:	3305	CONST TYPE:	MAS W STEEL JOISTS
MARKETABLE AREA:	52138	EXT MATERIAL:	CONC BLOCK
AMENITIES:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$13.43 PR/UNIT: \$700,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-14-0-20-18-002.00-0	<input type="checkbox"/> M	SVQ	96016174
DB	762	PG	567	ADDRESS: 811 N. G Street					
CITY: Wellington								ECONOMIC CODE:	412

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$20,000 ADJ SALE AMT: \$20,000

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

SALE NOTES:

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA:

OF UNITS:

1

YRBLT:

1930

PARKING:

LOCATION:

MAJOR STRIP- STABLE/DEVELOPING

STORY HT:

1

WALL HT:

9

ONSITE INADQ

BSMT AREA:

0

TOTAL AREA:

ROOF: PITCHED(

CONST TYPE: WOOD FRAME

1SFLOOR AREA:

EXT MATERIAL:

WOOD

UPPER FLR AREA:

0

MARKETABLE AREA:

AMENITIES:

PHY

PR

FUNC

FR

ECON

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND:

PR/SF:

PR/UNIT:

\$20,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	151-11-0-40-01-021.00-0	<input type="checkbox"/> M	SVQ	96016363
DB	769	PG	237	ADDRESS: 507 E. 16th					
CITY: Wellington								ECONOMIC CODE:	412

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$50,000 ADJ SALE AMT: \$50,000

SALE TYPE: AUCTION -NON-DISTRESS MKT TIME: 180 TO 365 DAYS ADJ REASON NOT ADJUSTED

SALE NOTES: Telephone auction; Stipulation- bidder was required to submit \$10,000 earnest money and a signed contract before could enter a bid. Buyer approached seller to sell out right, but would not offer asking price, saying property should sell between \$40 to \$200K-No fee appraisal done

BUILT AS: RETAIL SINGLE USED AS: RETAIL SINGLE
373.0 373.0

ZONING: CONFORMING LAND AREA: 195 x 354 # OF UNITS: 1 YRBLT: 1965

LOCATION: MAJOR STRIP- STABLE/DEVELOPING STORY HT: 1 WALL HT: 20 PARKING: ONSITE ADEQUATE

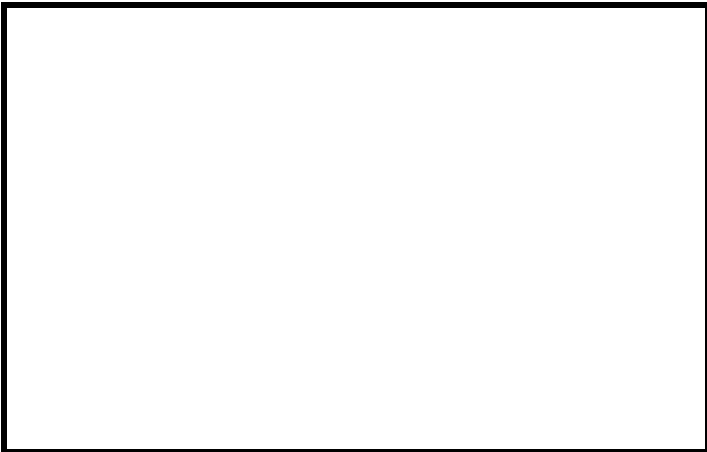
BSMT AREA: 0 TOTAL AREA: 10200 ROOF: SLANT CONST TYPE: STEEL
1SFLOOR AREA: 10200 EXT MATERIAL: STEEL
UPPER FLR AREA: 0 MARKETABLE AREA: 10200 AMENITIES:

PHY AV FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

NO PHOTO

OVERALL COND: FR PR/SF: \$4.90 PR/UNIT: \$50,000

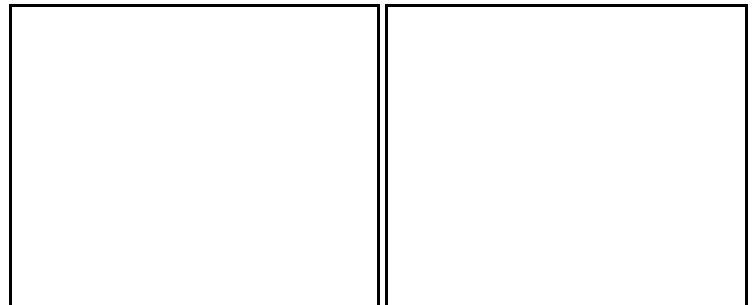


KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-16-0-20-34-009.00-0	<input type="checkbox"/> M	SVQ	40018419
DB	410	PG	204	ADDRESS: 600 E BROADWAY					
CITY: NEWTON								ECONOMIC CODE:	312

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$25,000	ADJ SALE AMT:	\$24,000
SALE TYPE:	CONTRACT/FINANCING		MKT TIME:	UNKNOWN	ADJ REASON	PP/BUS. INT REMOVED	
SALE NOTES: SOLD TO EMPLOYEE							

BUILT AS:	RETAIL SINGLE	USED AS:	RETAIL SINGLE						
373.0		373.0							
ZONING:	CONFORMING	LAND AREA:	5775 SQ FT	# OF UNITS:	1	YRBLT:	1948	PARKING:	
LOCATION:	BUSINESS CLUSTER	STORY HT:	1	WALL HT:	9	ONSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	972	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	972	EXT MATERIAL:	WOOD						
UPPER FLR AREA:	0	MARKETABLE AREA:	972	AMENITIES:					
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:		GRM:	
PROPERTY NOTES:									
PROPERTY BEING USED AS BEAUTY SHOP									
OVERALL COND:		AV	PR/SF:	\$24.69	PR/UNIT:	\$24,000			



KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	193-05-0-10-23-002.00-0	<input type="checkbox"/> M	SVQ	88011262
DB	611	PG	878	ADDRESS: 308 S Kansas					
CITY: Liberal						ECONOMIC CODE:		312	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$73,500 ADJ SALE AMT: \$73,500

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

SALE NOTES: Spoke with Lidia Hook-Gray (realtor). She knew the Buyer was looking for a bldg. This was a for sale by owner.

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 50 x 140

OF UNITS: 1

YRBLT: 1955

PARKING:

LOCATION: MAJOR STRIP- DECLINING

STORY HT: 1

WALL HT: 10

ONSITE INADQ

BSMT AREA: 0

TOTAL AREA: 2760

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 2760

EXT MATERIAL:

CONC BLOCK

UPPER FLR AREA:

MARKETABLE AREA: 2760

AMENITIES: The property is on Kansas Avenue.

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

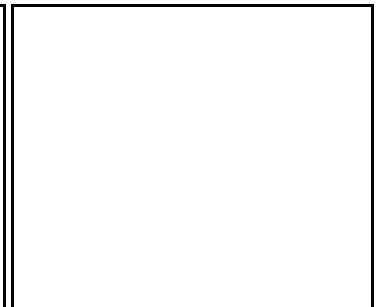
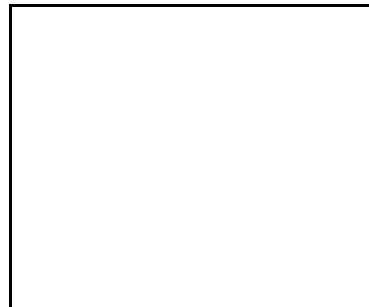
PROPERTY NOTES:

The Seller also owned the vacant lot next to the property. The vacant lot was used for parking. Seller sold that lot separately and it is now being used as a used car lot. The only parking is the space in front of the building, on Kansas Avenue. NO PICTURE PROVIDED

OVERALL COND: AV

PR/SF: \$26.63

PR/UNIT: \$73,500



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	211-02-0-10-12-003.00-0	<input type="checkbox"/> M	SVQ	8039703
DB	2009	PG	1110	ADDRESS: 119 W 3rd					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$30,000 ADJ SALE AMT: \$30,000

SALE TYPE: OPEN MARKET-FSBO MKT TIME: OVER ONE YR ADJ REASON: NOT ADJUSTED

SALE NOTES: For Sale sign in window. Unoccupied at time of sale. Plans to demolish the building.

BUILT AS: RESIDENCE CONVERSION USED AS: RETAIL SINGLE

ZONING: CONFORMING LAND AREA: 8,134 sq. ft. # OF UNITS: 1 YRBLT: 1920

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

BSMT AREA: TOTAL AREA: 1026 ROOF: SLANT CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1026 EXT MATERIAL: STUCCO

UPPER FLR AREA: MARKETABLE AREA: 1026 AMENITIES:

PHY FR FUNC FR ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

Was used as a beauty salon prior to closing

OVERALL COND: FR PR/SF: \$29.24 PR/UNIT: \$30,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-17-0-30-02-001.00-0	<input type="checkbox"/> M	SVQ	40018527
DB	222	PG	515	ADDRESS: 201 W BROADWAY					
CITY: NEWTON						ECONOMIC CODE:		312	

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$72,380 ADJ SALE AMT: \$72,380

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

SALE NOTES:

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 16269 SQ FT

OF UNITS: 1

YRBLT: 1958

PARKING:

LOCATION: DOWNTOWN - SECONDARY

STORY HT: 1

WALL HT: 11

ONSITE ADQ

BSMT AREA: 0

TOTAL AREA: 1460

ROOF: FLAT

CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1460

EXT MATERIAL:

CONC BLOCK

UPPER FLR AREA: 0

MARKETABLE AREA: 1460

AMENITIES:

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$49.58

PR/UNIT: \$72,380



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-17-0-40-05-002.00-0	<input type="checkbox"/> M	SVQ	40018414
DB	222	PG	235	ADDRESS: 123 E BROADWAY					
CITY: Newton								ECONOMIC CODE:	312

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$229,000 ADJ SALE AMT: \$229,000

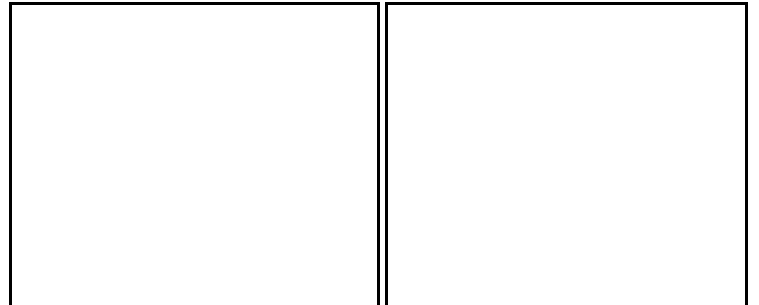
SALE TYPE: NOM - RELATED MKT TIME: UNKNOWN ADJ REASON: NOT ADJUSTED

SALE NOTES: SELLER GOING THROUGH DIVORCE AND NEEDED TO SELL. BUYER WAS CO-WORKER

BUILT AS:	RETAIL SINGLE	USED AS:	RETAIL SINGLE
373.0		373.0	
ZONING:	CONFORMING	LAND AREA:	10890 SF
# OF UNITS:	1	YRBLT:	1949
LOCATION:	DOWNTOWN -MAIN	STORY HT:	2
WALL HT:	10	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	15312
1SFLOOR AREA:	8712	ROOF:	FLAT
UPPER FLR AREA:	6600	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	15312	EXT MATERIAL:	BRICK
AMENITIES:	2ND FLOOR IS APARTMENT		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$14.96 PR/UNIT: \$229,000



COUNTY	SEWARD	088	REGION	SW	PIN	193-05-0-40-07-012.01-0	<input type="checkbox"/>	M	SVQ	88011182
DB	609	PG	1031	ADDRESS: 612 S Kansas						
CITY: Liberal									ECONOMIC CODE:	312

SALE TYPE:	NOM - BUYER APPROACHED SELLER	MKT TIME:	UNKNOWN	ADJ REASON	NOT ADJUSTED
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BUILT AS:		USED AS:	
373.0	RETAIL SINGLE	373.0	RETAIL SINGLE

ZONING:	CONFORMING	LAND AREA:	110 x 150	# OF UNITS:	1	YRBLT:	1948
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LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	1	WALL HT:	10	ONSITE ADQ
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BSMT AREA:	0	TOTAL AREA:	1296	ROOF:	FLAT	CONST TYPE:	WOOD FRAME
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1SFLOOR AREA:	1296	EXT MATERIAL:	BRICK
MARKETABLE AREA:	1296		

UPPER FLR AREA:		MARKETABLE AREA:	1296	AMENITIES: This property is located on Kansas Avenue (old Hwy 83).
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PHY	FR	FUNC	FR	ECON	AV	MONTHLY RENT:		GRM:		
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PROPERTY NOTES:

OVERALL COND:	FR	PR/SF:	\$54.01	PR/UNIT:	\$70,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-31-0-30-05-005.00-0	<input type="checkbox"/> M	SVQ	18020950
DB	813	PG	661	ADDRESS: 1217 S SUMMIT					
CITY: Arkansas City						ECONOMIC CODE:		302	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$7,500 ADJ SALE AMT: \$7,500

SALE TYPE: NOM- GOVT,RELIGIOUS, NONPROFIT MKT TIME: 30 TO 180 DAYS ADJ REASON NOT ADJUSTED

SALE NOTES: NEVER LISTED WITH REALTOR--SIGN IN WINDOW--BOUGHT BY MEMBER OF CHURCH--APPRAISAL DONE TO DETERMINE SALES PRICE

BUILT AS: RETAIL SINGLE USED AS: RETAIL SINGLE
373.0 373.0

ZONING: CONFORMING LAND AREA: 100 X 152 # OF UNITS: 1 YRBLT: 1930

LOCATION: MAJOR STRIP- DECLINING STORY HT: 1 WALL HT: 10 PARKING: ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 880 ROOF: FLAT CONST TYPE: BLOCK ONLY
1SFLOOR AREA: 880 EXT MATERIAL: CONC BLK
UPPER FLR AREA: 0 MARKETABLE AREA: 880 AMENITIES:

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

PROPERTY NOTES:
BLDG WAS UNUSEABLE & GUTTED AT TIME OF SALE

OVERALL COND: PR PR/SF: \$8.52 PR/UNIT: \$7,500



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	294-19-0-30-07-017.00-0	<input checked="" type="checkbox"/> M	SVQ	18021069
DB	816	PG	340	ADDRESS: 1000 N SUMMIT					
CITY: Arkansas City						ECONOMIC CODE:		302	

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$25,000 ADJ SALE AMT: \$25,000

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

SALE NOTES: SELLER STATED THAT PROPERTY HAD BEEN ABANDONED BY THE PREVIOUS TENANT & LEFT EVERYTHING IN THE BUILDING. SHE WAS CLEANING UP WHEN BUYER APPROACHED. SALE INCLUDED 294-19-0-30-07-016.

BUILT AS:	373.0	RETAIL SINGLE	USED AS:	373.0	RETAIL SINGLE				
ZONING:	NOT APPLICABLE	LAND AREA:	50 X 132	# OF UNITS:	1	YRBLT:	1935	PARKING:	ON & OFF SITE
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1	WALL HT:	10	ROOF:	SLANT	CONST TYPE:	WOOD FRAME
BSMT AREA:	0	TOTAL AREA:	1752	EXT MATERIAL:	CONC BLK	AMENITIES:			
1SFLOOR AREA:	1752	MARKETABLE AREA:	1752						
UPPER FLR AREA:	0								
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:	\$0.00	GRM:	#Error

PROPERTY NOTES:

PROPERTY SITS ON THE MAIN DRAG IN ARKANSAS CITY, KS. INCLUDES A VACANT LOT TO THE NORTH AND A HOUSE TO THE EAST OF THE PROPERTY. SALE UNDER DURESS AS THE SELLER NEEDED OUT. NO PICTURE PROVIDED BY COUNTY.

OVERALL COND: FR

PR/SF: \$14.27

PR/UNIT: \$25,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	306-24-0-20-08-004.01-0	<input type="checkbox"/> M	SVQ	18021503
DB	825	PG	36	ADDRESS: 1640 N 15th					
CITY: Arkansas City						ECONOMIC CODE:		302	

SALE MONTH: 10 SALE YR: 2008 SALE AMT: \$37,000 ADJ SALE AMT: \$37,000

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

SALE NOTES: This is a prefab building which last was used as a retail/warehouse building. The buyer approached the seller to purchase the building and it was never listed or offered to anyone else. The sale amount was an agreed upon amount between buyer and seller

BUILT AS:	OFFICE/WAREHSE	USED AS:	RETAIL SINGLE
0.0		0.0	
ZONING:	NOT APPLICABLE	LAND AREA:	1 acre
		# OF UNITS:	1
		YRBLT:	1965
LOCATION:	NON-CONFORM	STORY HT:	1
		WALL HT:	12
		PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	2000
1SFLOOR AREA:	2000	ROOF:	PITCHED(
		CONST TYPE:	STEEL
UPPER FLR AREA:		EXT MATERIAL:	STEEL
		MARKETABLE AREA:	2000
		AMENITIES:	
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
			GRM:

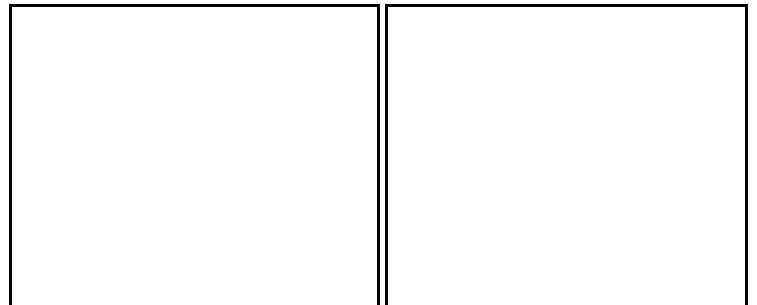
PROPERTY NOTES:

This property is located in Ark City in a predominantly residential neighborhood. It is 1 acre in size and is a metal building with 3 overhead doors and an addition on the back side. It includes a small office area, has a bathroom and heat.

OVERALL COND: AV

PR/SF: \$18.50

PR/UNIT: \$37,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	307-25-0-40-40-011.00-0	<input type="checkbox"/> M	SVQ	18020696
DB	807	PG	677	ADDRESS: 602 W Madison					
CITY: Arkansas City								ECONOMIC CODE:	302

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$100,000 ADJ SALE AMT: \$50,000

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

SALE NOTES: This property sold privately. The buyer and seller agreed to a price and no appraisals were done. The purchase price of \$100,000 broke down to \$50,000 for the real estate, \$38,000 for the business, and \$12,000 for the personal property. The property w

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 50 x 132 lot

OF UNITS: 1

YRBLT: 1930

PARKING:

LOCATION: DOWNTOWN - SECONDARY

STORY HT: 1

WALL HT: 8

ON & OFF SITE

BSMT AREA:

TOTAL AREA: 2198

ROOF: PITCHED(

CONST TYPE: WOOD FRAME

1SFLOOR AREA:

2198

EXT MATERIAL:

WOOD

UPPER FLR AREA:

MARKETABLE AREA: 2198

AMENITIES:

PHY AV

FUNC AV

ECON FR

MONTHLY RENT:

GRM:

PROPERTY NOTES:

 This property is located in Arkansas City on the east- west main street through town. The roof leaks slightly but is otherwise in good condition.

OVERALL COND: AV

PR/SF: \$22.75

PR/UNIT: \$50,000

KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	299-31-0-20-36-001.00-0	<input type="checkbox"/> M	SVQ	18021566
DB	826	PG	118	ADDRESS: 1104 S Summit					
CITY: Arkansas City								ECONOMIC CODE:	302

SALE MONTH: 11 SALE YR: 2008 SALE AMT: \$160,000 ADJ SALE AMT: \$160,000

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

SALE NOTES: This property was never offered to anyone else. The owners were made aware that the buyers wanted it in order to expand their business, and were willing to give them a good price for it. The buyers purchased it for the land only as the building has alr

BUILT AS:	RETAIL SINGLE	USED AS:	RETAIL SINGLE
373.0		373.0	
ZONING:	NOT APPLICABLE	LAND AREA:	100 x 132
# OF UNITS:	1	YRBLT:	1920
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	9	PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	3696
1SFLOOR AREA:	3696	ROOF:	FLAT
UPPER FLR AREA:		CONST TYPE:	BLOCK ONLY
MARKETABLE AREA:	3696	EXT MATERIAL:	CONC BLOCK
AMENITIES:			
PHY FR	FUNC FR	ECON FR	MONTHLY RENT:
GRM:			

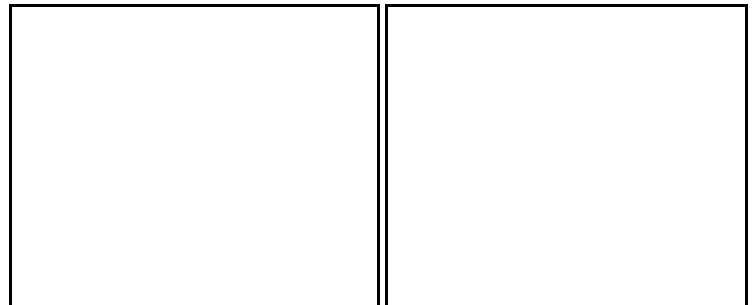
PROPERTY NOTES:

This property is located in Ark City on south Summit street which is the main north-south street in town. The purchase was done in order for the buyers to expand on their industrial business. The building has already been destroyed and the dirt work beg

OVERALL COND: FR

PR/SF: \$43.29

PR/UNIT: \$160,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-35-0-40-10-004.00-0	<input type="checkbox"/> M	SVQ	29018114
DB	233	PG	381	ADDRESS: 606 S 2ND					
CITY: DODGE CITY								ECONOMIC CODE:	212

SALE MONTH:	11	SALE YR:	2008	SALE AMT:	\$123,421	ADJ SALE AMT:	\$123,421
SALE TYPE:	OPEN MARKET-FSBO		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	373.0	RETAIL SINGLE	USED AS:	373.0	RETAIL SINGLE				
ZONING:	CONFORMING	LAND AREA:	34,425	# OF UNITS:	1	YRBLT:	1944	PARKING:	ONSITE ADQ
LOCATION:	MAJOR STRIP - DECLINE		STORY HT:	1	WALL HT:	12			
BSMT AREA:		TOTAL AREA:	5950	ROOF:	PITCHED(CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	5950	MARKETABLE AREA:	5950	EXT MATERIAL:	WOOD				
UPPER FLR AREA:					AMENITIES:	LOADING DOCK, CANOPY, ~2 OH'D'S, AIR COND, 3,815' CONCRETE PAVING.			
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND:	FR	PR/SF:	\$20.74	PR/UNIT:	\$123,421
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	195-16-0-20-05-001.00-0	<input type="checkbox"/> M	SVQ	56019683
DB	2009	PG	06657	ADDRESS: 1925 W 6TH AVE					
CITY: EMPORIA								ECONOMIC CODE:	212

SALE MONTH: 05 SALE YR: 2009 SALE AMT: \$105,000 ADJ SALE AMT: \$105,000

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

SALE NOTES:

BUILT AS:

RETAIL SINGLE

USED AS:

RETAIL SINGLE

373.0

373.0

ZONING: CONFORMING

LAND AREA: 10965 sq ft

OF UNITS: 1

YRBLT: 1940

PARKING:

LOCATION: MAJOR STRIP- STABLE/GROWTH

STORY HT: 1

WALL HT: 20

ON & OFF SITE

BSMT AREA:

TOTAL AREA: 3774

ROOF: FLAT

CONST TYPE: BRICK ONLY

1SFLOOR AREA:

3774

EXT MATERIAL:

BRICK

UPPER FLR AREA:

MARKETABLE AREA: 3774

AMENITIES: lloading dock

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$27.82

PR/UNIT: \$105,000

KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	273-07-0-30-26-009.00-0	<input type="checkbox"/> M	SVQ	28016355
DB	283	PG	455	ADDRESS: 511 W KANSAS AVE					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$40,000 ADJ SALE AMT: \$40,000

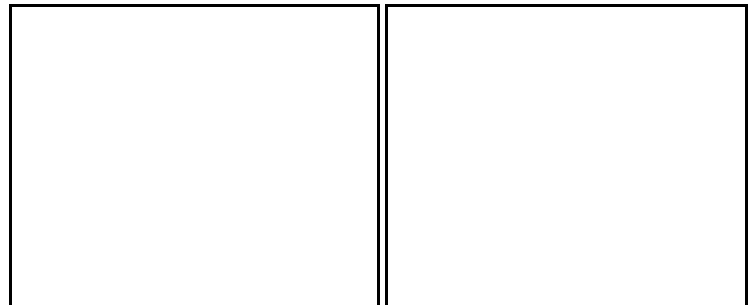
SALE TYPE: OTHER MKT TIME: UNKNOWN ADJ REASON NOT ADJUSTED

SALE NOTES: THROUGH WORD OF MOUTH. THE RENTER AT THAT TIME IS FRIENDS OF THE BUYER. THE SELLER HAD OFFERED IT TO THE RENTER BUT SHE KNEW OF SOMEONE WHO WOULD LIKE TO PURCHASE PROPERTY.

BUILT AS:	RESIDENCE CONVERSION	USED AS:	RETAIL SINGLE
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	5600 SF
		# OF UNITS:	1
		YRBLT:	1952
LOCATION:	MAJOR STRIP- DECLINING	STORY HT:	1
		WALL HT:	9
		PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	828
1SFLOOR AREA:	828	ROOF:	SLANT
		CONST TYPE:	WOOD FRAME
UPPER FLR AREA:	0	EXT MATERIAL:	WOOD
		MARKETABLE AREA:	828
		AMENITIES:	
PHY FR	FUNC FR	ECON FR	MONTHLY RENT: \$0.00
		GRM:	#Error

PROPERTY NOTES:

OVERALL COND: FR PR/SF: \$48.31 PR/UNIT: \$40,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-40-60-001.00-0	<input type="checkbox"/> M	SVQ	29017683
DB	232	PG	222*	ADDRESS: 207 N 2ND AVE					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH: 11 SALE YR: 2007 SALE AMT: \$201,093 ADJ SALE AMT: \$201,093

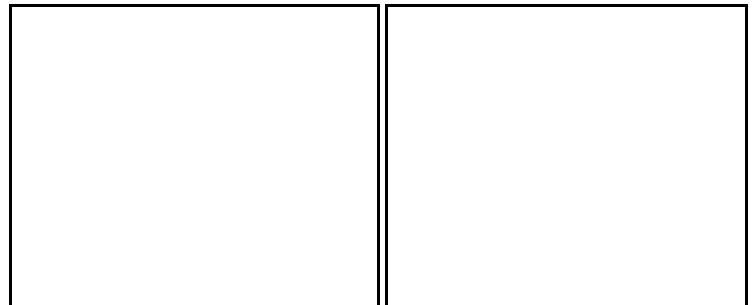
SALE TYPE: FI SALE OF PREV FORECLOSED MKT TIME: UNKNOWN ADJ REASON: NOT ADJUSTED

SALE NOTES: 11/07 SHERIFF SALE. MORTGAGE CO SALE 3/8. MORTGAGE COMPANY HAD A CONTRACT IN NOVEMBER OF 2007

BUILT AS:	RETAIL SINGLE	USED AS:	RETAIL SINGLE
373.0		373.0	
ZONING:	CONFORMING	LAND AREA:	12100 SF
		# OF UNITS:	1
		YRBLT:	1930
LOCATION:	SECONDARY STRIP	STORY HT:	1
		WALL HT:	18
		PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	7500
1SFLOOR AREA:	7500	ROOF:	FLAT
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
		EXT MATERIAL:	WOOD
		MARKETABLE AREA:	7500
		AMENITIES:	4600 SF CONC. PAVING--(1) 9 X 10 OVRHD--16 X 31 ENCLOSURE
PHY	FR	FUNC	AV
ECON	AV	MONTHLY RENT:	\$0.00
		GRM:	#Error

PROPERTY NOTES:

OVERALL COND: FR PR/SF: \$26.81 PR/UNIT: \$201,093



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	086-23-0-10-16-004.00-0	<input type="checkbox"/> M	SVQ	29018065
DB	124	PG	834	ADDRESS: 2400 1ST AVE					
CITY: DODGE CITY						ECONOMIC CODE:		212	

SALE MONTH:	10	SALE YR:	2008	SALE AMT:	\$183,000	ADJ SALE AMT:	\$183,000
SALE TYPE:	OPEN MARKET-FSBO	MKT TIME:	UNKNOWN	ADJ REASON	NOT ADJUSTED		
SALE NOTES:							

BUILT AS:	STRIP SHOP CENTER	USED AS:	STRIP SHOP CENTER
344.0		344.0	
ZONING:	CONFORMING	LAND AREA:	9,750
# OF UNITS:	6	YRBLT:	1970
LOCATION:	NBHD SUPPORT AREA	STORY HT:	1
WALL HT:	10	PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	4510
ROOF:	FLAT	CONST TYPE:	FRAME W STEEL JOIST
1SFLOOR AREA:	4510	EXT MATERIAL:	WOOD
MARKETABLE AREA:	4510	AMENITIES:	6 INDIVIDUAL UNITS IN MALL. CANOPY, AND PAVING
UPPER FLR AREA:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$40.58	PR/UNIT:	\$30,500
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KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	183-05-0-10-04-001.00-0	<input type="checkbox"/> M	SVQ	57012468	
DB	420	PG	265	ADDRESS: 1121 E MAIN						
CITY: MARION								ECONOMIC CODE:	611	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$385,000 ADJ SALE AMT: \$385,000

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

SALE NOTES: LEASE OPTION TO PURCHASE EXERCISED

BUILT AS:

SUPERMARKET

USED AS:

SUPER MARKET

0.0

0.0

ZONING: CONFORMING

LAND AREA: 32250sqft

OF UNITS: 1

YRBLT: 1993

PARKING:

LOCATION: MAJOR STRIP- STABLE/GROWTH

STORY HT: 1

WALL HT: 14

ONSITE ADQ

BSMT AREA:

TOTAL AREA: 12880

ROOF: PITCHED(

CONST TYPE: WOOD FRAME

1SFLOOR AREA:

12400

EXT MATERIAL:

STEEL

UPPER FLR AREA:

MARKETABLE AREA:

AMENITIES:

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

12x40 front entry area with wall height of 10ft/480sqft added to total area---NO PHOTO GIVEN BY COUNTY

OVERALL COND: AV

PR/SF:

PR/UNIT:

\$385,000