

KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	227-35-0-30-12-004.00-0	<input type="checkbox"/> M	SVQ	56019368
DB	2008	PG	4139	ADDRESS: 00000 ANDERSON ST					
CITY: Olpe						ECONOMIC CODE:		701	

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:	LUMBER STORAGE	USED AS:	LUMBER STORAGE
392.0		392.0	
ZONING:	NOT APPLICABLE	LAND AREA:	140x160
# OF UNITS:	1	YRBLT:	1925
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1
WALL HT:		PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	2860
1SFLOOR AREA:	2860	ROOF:	PITCHED(
CONST TYPE:	WOOD FRAME	EXT MATERIAL:	WOOD
MARKETABLE AREA:	2860	AMENITIES:	
UPPER FLR AREA:			
PHY PR	FUNC PR	ECON FR	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$12.24	PR/UNIT:	\$35,000
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KANSAS SALES BASE - SALE REPORT

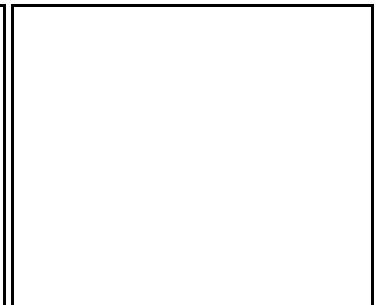
COUNTY	FORD	029	REGION	SW	PIN	171-02-0-10-13-001.01-0	<input type="checkbox"/> M	SVQ	29017750
DB	232	PG	358	ADDRESS: 1101 S 2ND AVE					
CITY: Dodge City								ECONOMIC CODE:	212

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$650,000	ADJ SALE AMT:	\$650,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	OVER 1 YR		ADJ REASON	NOT ADJUSTED
SALE NOTES: THIS PROPERTY HAS BEEN VACANT. THERE WAS A SHERIFF SALE 2/2007							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	MANUFACTURING
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	143748 SF
# OF UNITS:	1	YRBLT:	1998
LOCATION:		SECONDARY STRIP	PARKING:
STORY HT:		1	ONSITE ADEQUATE
WALL HT:		18	
BSMT AREA:	0	TOTAL AREA:	9122
1SFLOOR AREA:	7200	ROOF:	SLANT
UPPER FLR AREA:	1922	CONST TYPE:	BRICK/BLK
MARKETABLE AREA:		9122	EXT MATERIAL:
STEEL		AMENITIES:	20 X 60 ENCLOSURE--(1) 8 X 8 OVRHD--(4) 14 X 14 OVRHD'S--5 X 8 ENCLOSED ENTRY--4 X 4 ENCLOSED ENTRY--2540 SF PAVING
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$71.26	PR/UNIT:	\$650,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-20-05-002.00-0	<input type="checkbox"/> M	SVQ	56018889
DB	476	PG	717	ADDRESS: 1401 INDUSTRIAL ROAD					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$1,700,000 ADJ SALE AMT: \$1,700,000

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

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

BUILT AS:		MANUFACTURING		USED AS:		MANUFACTURING	
401.0				401.0			
ZONING:	CONFORMING	LAND AREA:	13.18 AC	# OF UNITS:	1	YRBLT:	1973
LOCATION: INDUSTRIAL				STORY HT:	1	WALL HT:	NORM
BSMT AREA: 0				TOTAL AREA:	154945	ROOF:	SLANT
1SFLOOR AREA: 154945				MARKETABLE AREA:	154945	CONST TYPE:	BRICK/BLK
UPPER FLR AREA: 0				EXT MATERIAL:	BRICK	AMENITIES: 4288 SF CONC. PAV.---(4) 8 X 8,(11) 10 X 11 O,(1) 14 X 16,(5) 8 X 10,(1) 12 X 16,(2) 10 X 12 OVRHD'S	
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00
				GRM:	#Error		

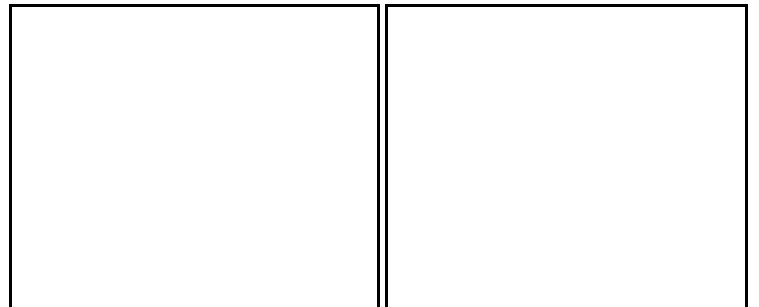
PROPERTY NOTES:

THERE ARE 6 BLDGS LOCATED ON THIS PROPERTY

OVERALL COND: AV

PR/SF: \$10.97

PR/UNIT: \$1,700,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	262-03-0-00-01-013.00-0	<input type="checkbox"/> M	SVQ	28016732
DB	285	PG	988	ADDRESS: 3545 W Jones Ave					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 09 SALE YR: 2008 SALE AMT: \$675,000 ADJ SALE AMT: \$521,828

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

SALE NOTES: Seller manufactured his own cattle shoots from iron. He had many different buildings on property for warehousing his iron, he also had horses on the property which stored his hay, horse trailers, and horses also had a place to get out of the weather.

BUILT AS:	MANUFACTURING	USED AS:	MANUFACTURING
401.0		401.0	
ZONING:	NONCONFORMING	LAND AREA:	3.88 acres
		# OF UNITS:	1
		YRBLT:	1981
LOCATION:	INDUSTRIAL	STORY HT:	1
		WALL HT:	18
		PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	24798
1SFLOOR AREA:	24798	ROOF:	FLAT
		CONST TYPE:	CONC LOAD BEARING
UPPER FLR AREA:		EXT MATERIAL:	MAS/OTHER MIX
		MARKETABLE AREA:	24798
		AMENITIES:	There are 4 individual buildings on the property. The main building has 4 different additions that were added on 3 different years. And the other 3 are used for many
PHY	GD	FUNC	GD
ECON	AV	MONTHLY RENT:	
		GRM:	

PROPERTY NOTES:

Building is owned by Hartman Oil Company.

OVERALL COND: GD

PR/SF: \$21.04

PR/UNIT: \$521,828



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	073-05-0-10-33-004.00-0	<input type="checkbox"/> M	SVQ	18021250
DB	819	PG	853	ADDRESS: 3rd St					
CITY: Udall								ECONOMIC CODE:	701

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

SALE TYPE: CONTRACT/FINANCING MKT TIME: 30 TO 180 DAYS ADJ REASON: NOT ADJUSTED

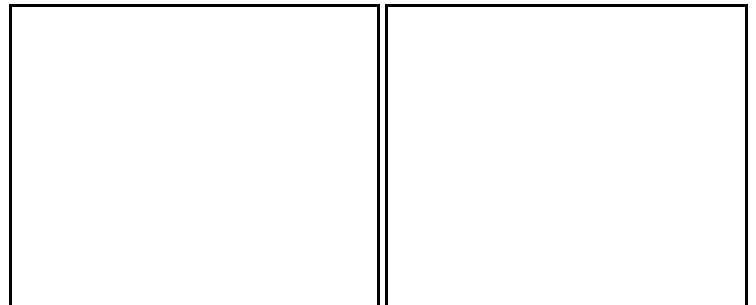
SALE NOTES: This property includes two mini-storage buildings, and a chain-link fenced area on 2.1 acres. The sale is the beginning of a contract which will take anywhere from 6-8 years projected according to a percentage of the profit going to the seller. This is

BUILT AS:	MINI-STORAGE	USED AS:	MINI-STORAGE
396.0		396.0	
ZONING:	NOT APPLICABLE	LAND AREA:	2.1 Acre
# OF UNITS:	42	YRBLT:	1998
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	10	PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	7000
1SFLOOR AREA:	7000	ROOF:	PITCHED(
CONST TYPE:	WOOD FRAME	EXT MATERIAL:	STEEL
MARKETABLE AREA:	7000	AMENITIES:	
UPPER FLR AREA:			
PHY FR	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

This property is located in Udall Ks which is a small town in Cowley county. The buildings have some door damage as well as hail damage to the roof. The demand for this type of property in a small town is minimal.

OVERALL COND: FR PR/SF: \$7.86 PR/UNIT: \$1,310



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	233-05-0-30-29-002.00-0	<input type="checkbox"/> M	SVQ	29018000
DB	233	PG	141	ADDRESS: US 400					
CITY: BUCKLIN						ECONOMIC CODE:		701	

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: BANK PURCHASED AT SHERIFF SALE. BUYER APPROACHED BANK ABOUT PURCHASING IT.

BUILT AS:

MINI-STORAGE

USED AS:

MINI-STORAGE

396.0

396.0

ZONING: CONFORMING

LAND AREA: 58X165

OF UNITS: 20

YRBLT: 2004

PARKING:

LOCATION: RURAL FRINGE

STORY HT: 1

WALL HT: 9

ONSITE ADQ

BSMT AREA:

TOTAL AREA: 3300

ROOF: FLAT

CONST TYPE: FRAME W STEEL JOIST

1SFLOOR AREA:

3300

EXT MATERIAL:

STEEL

UPPER FLR AREA:

MARKETABLE AREA: 3300

AMENITIES: 20 UNITS, 3 OHDR'S, H D CONCRETE PAVING

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$9.09

PR/UNIT: \$1,500



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	069-29-0-10-06-002.00-0	<input type="checkbox"/> M	SVQ	40018157
DB	221	PG	538	ADDRESS: 307 W Dean St					
CITY: Burrton								ECONOMIC CODE:	701

SALE MONTH:	02	SALE YR:	2008	SALE AMT:	\$50,000	ADJ SALE AMT:	\$50,000
SALE TYPE:	OPEN MARKET-FSBO		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: Same buyer as for parcel 1.							

BUILT AS:	MINI-STORAGE	USED AS:	MINI-STORAGE
396.0		396.0	
ZONING:	CONFORMING	LAND AREA:	32250 sq ft
# OF UNITS:	24	YRBLT:	2003
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	typical	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	3000
ROOF:	PITCHED(	CONST TYPE:	STEEL
1SFLOOR AREA:	3000	EXT MATERIAL:	STEEL
MARKETABLE AREA:	3000	AMENITIES:	
UPPER FLR AREA:	0		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

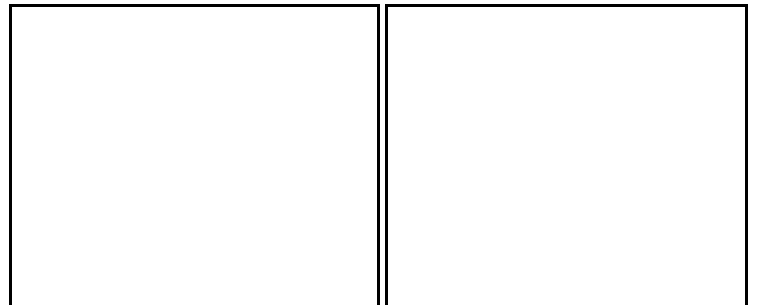
PROPERTY NOTES:

Property is on Hwy 50 and has no paving.

OVERALL COND: AV

PR/SF: \$16.67

PR/UNIT: \$2,083



KANSAS SALES BASE - SALE REPORT

COUNTY	CHAUTAUQUA	010	REGION	SE	PIN	156-23-0-00-00-007.00-0	<input type="checkbox"/> M	SVQ	10004585	
DB	140	PG	664	ADDRESS: 686 K-99						
CITY: Sedan								ECONOMIC CODE:	611	

SALE MONTH: 04 SALE YR: 2008 SALE AMT: \$225,000 ADJ SALE AMT: \$225,000

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

SALE NOTES: GOOD LOCATION--CORNER OF HWY 166 & HWY 99---OIL COMPANY

BUILT AS:

OFFIC E/WAREHSE

USED AS:

OFFIC E/WAREHSE

397.0

397.0

ZONING: CONFORMING

LAND AREA: 8.2 AC

OF UNITS: 1

YRBLT: 1982

PARKING:

LOCATION:

STORY HT: 1

WALL HT: 15

ONSITE ADEQUATE

BSMT AREA: 0

TOTAL AREA: 5000

ROOF: SLANT

CONST TYPE: STEEL

1SFLOOR AREA: 5000

EXT MATERIAL: STEEL

UPPER FLR AREA: 0

MARKETABLE AREA: 5000

AMENITIES: (4) 12 X 14 OVRHD'S

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

NO PHOTO

OVERALL COND: AV

PR/SF: \$45.00

PR/UNIT: \$225,000

KANSAS SALES BASE - SALE REPORT

COUNTY	CHAUTAUQUA	010	REGION	SE	PIN	107-35-0-00-00-010.00-0	<input type="checkbox"/> M	SVQ	10004670
DB	142	PG	764	ADDRESS: 110 RED BUD LANE					
CITY: Sedan								ECONOMIC CODE:	611

SALE MONTH: 09 SALE YR: 2008 SALE AMT: \$48,000 ADJ SALE AMT: \$45,000

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

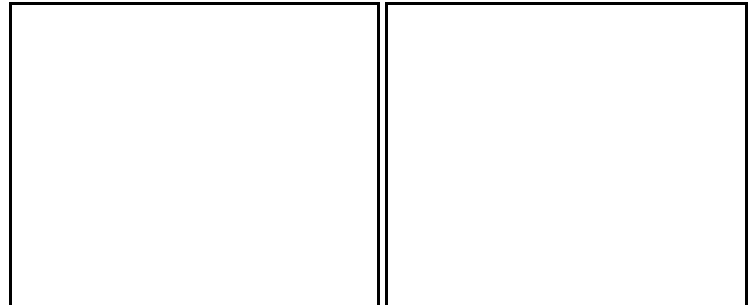
SALE NOTES: WAS NOT LISTED ON OPEN MKT--BUYER APPROACHED SELLER--\$3,000 IN PP FOR PROPANE TANKS

BUILT AS:	OFFIC E/WAREHSE	USED AS:	OFFIC E/WAREHSE
397.0		397.0	
ZONING:	CONFORMING	LAND AREA:	2.9 AC
# OF UNITS:	1	YRBLT:	1981
LOCATION:	RURAL FRINGE	STORY HT:	1
WALL HT:	14	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	3144
1SFLOOR AREA:	3144	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	STEEL
MARKETABLE AREA:	3144	EXT MATERIAL:	STEEL
AMENITIES:	4 X 7 CANOPY--(2) 12 X 12 OVRHDS--594 SF CONC. PAVING--24 X 40 & 20 X 50 ALUM SHEDS--FENCING		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$0.00
GRM:	#Error		

PROPERTY NOTES:

RESTRICTIONS ON USE OF PROPERTY--SELLER WAS PLAINS MARKETING (OIL COMPANY) BUILDING NAME GREAT PLAINS

OVERALL COND: AV PR/SF: \$14.31 PR/UNIT: \$45,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-21-0-40-01-002.00-0	<input type="checkbox"/> M	SVQ	40018347
DB	222	PG	68	ADDRESS: 915 S SPENCER RD					
CITY: Newton						ECONOMIC CODE:		312	

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$750,000 ADJ SALE AMT: \$750,000

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

SALE NOTES: BUYER MADE OFFER AFTER TAKEN OFF MARKET. BUYER DID NOT WANT TO PAY WHAT BEING ASKED

BUILT AS:		OFFIC E/WAREHSE		USED AS:		OFFIC E/WAREHSE	
397.0				397.0			
ZONING:	CONFORMING	LAND AREA:	6.4 AC	# OF UNITS:	1	YRBLT:	1973
LOCATION: INDUSTRIAL				STORY HT:	1	WALL HT:	30
				PARKING: ONSITE ADEQUATE			
BSMT AREA:	0	TOTAL AREA:	38380	ROOF:	FLAT	CONST TYPE:	CONC TILTUP
1SFLOOR AREA:	38380	MARKETABLE AREA:		38380			
UPPER FLR AREA:	0			EXT MATERIAL:	OTHER-SPECIFY		
				AMENITIES:	40 X 60 OFFICE AREA		
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00
				GRM:	#Error		

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$19.54

PR/UNIT: \$750,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	274-18-0-40-21-001.00-0	<input type="checkbox"/> M	SVQ	28016395
DB	283	PG	869	ADDRESS: 105 N SEVENTH					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH:	02	SALE YR:	2008	SALE AMT:	\$300,000	ADJ SALE AMT:	\$300,000
SALE TYPE:	NOM - SELLER APPROACHED BUYER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	OFFIC E/WAREHSE	USED AS:	OFFIC E/WAREHSE
397.0		397.0	
ZONING:	CONFORMING	LAND AREA:	42000 SF
# OF UNITS:	1	YRBLT:	1928
LOCATION:	MAJOR STRIP- DECLINING	STORY HT:	1
WALL HT:	10	PARKING:	ONSITE ADEQUATE
BSMT AREA:	320	TOTAL AREA:	11973
1SFLOOR AREA:	11433	ROOF:	SLANT
UPPER FLR AREA:	220	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	11433	EXT MATERIAL:	BRICK
AMENITIES:			
PHY AV	FUNC AV	ECON FR	MONTHLY RENT:
			\$0.00
GRM:	#Error		

PROPERTY NOTES:

BUILDING COULD HAVE BEEN PART OF THE DOWNTOWN ROW DISTRICT. IT'S LOCATED 1 BLOCK FROM MAIN STREET. THE SELLER WAS IN BUSINESS AS A RETREAD COMPANY. I'M NOT SURE WHAT THE NEW OWNER WILL BE USING THE BUILDING FOR. THE NEW OWNER IS ALSO LOCATED ACROSS THE STREET.

OVERALL COND: AV

PR/SF: \$26.24

PR/UNIT: \$300,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	262-10-0-00-01-008.01-0	<input checked="" type="checkbox"/> M	SVQ	28016396	
DB	283	PG	875*	ADDRESS: 3540 & 3560 W JONES						
CITY: Garden City					ECONOMIC CODE: 212					

SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$140,000	ADJ SALE AMT:	\$140,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNDER 30 DAYS		ADJ REASON	NOT ADJUSTED
SALE NOTES: PROPERTY WAS USED AS A RV DISPLAY LOT, AND BUILDING USED FOR REPAIRS, AND OFFICE. THE TWO PARCELS ARE LOCATED SIDE BY SIDE. INCLUDES 262-10-0-00-01-007.01-0							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	OFFIC E/WAREHSE
0.0		0.0	
ZONING:	CONFORMING	LAND AREA:	1.02 AC
# OF UNITS:	1	YRBLT:	1969
LOCATION:	INDUSTRIAL	STORY HT:	1
WALL HT:	13	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	4000
1SFLOOR AREA:	4000	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	STEEL
MARKETABLE AREA:	4000	EXT MATERIAL:	STEEL
AMENITIES:			
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$35.00	PR/UNIT:	\$140,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	414-20-0-10-19-003.00-0	<input type="checkbox"/> M	SVQ	8039907
DB	2009	PG	2511	ADDRESS: 221 E 3rd St					
CITY: Douglass						ECONOMIC CODE:		601	

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$30,000 ADJ SALE AMT: \$30,000

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

SALE NOTES: Sale has not yet been verified. SVQ indicates seller financing, no lease or existing business were included, was available to other purchasers.

BUILT AS: 0.0 DOWNTOWN ROW -OTHER USED AS: 0.0 OLD STYLE WAREHOUSE

ZONING: CONFORMING LAND AREA: 4,000 square fe # OF UNITS: 1 YRBLT: 1885

LOCATION: DOWNTOWN - SECONDARY STORY HT: 1 WALL HT: 14 OFFSITE ADQ

BSMT AREA: TOTAL AREA: 4000 ROOF: FLAT CONST TYPE: STONE ONLY

1SFLOOR AREA: 4000 EXT MATERIAL: STONE

UPPER FLR AREA: MARKETABLE AREA: 4000 AMENITIES:

PHY FR FUNC FR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

The front 40 X 82 of the structure is stone. The back 40x18 of the structure is block. Wood rot around doors and windows is evident. Building is in rough but usable condition.

OVERALL COND: FR

PR/SF: \$7.50

PR/UNIT: \$30,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	298-27-0-20-01-004.01-0	<input type="checkbox"/> M	SVQ	8039237
DB	2008	PG	7642	ADDRESS: 337 W. 7th Ave					
CITY: Augusta								ECONOMIC CODE:	402

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$48,000 ADJ SALE AMT: \$48,000

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

SALE NOTES: Property was listed on Loopnet. Re/Max had the listing. Unoccupied when sold.

BUILT AS:	OLD STYLE WAREHOUSE	USED AS:	OLD STYLE WAREHOUSE
398.0		398.0	
ZONING:	CONFORMING	LAND AREA:	5,359 square fe
# OF UNITS:	1	YRBLT:	1967
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	12	PARKING:	OFFSITE ADQ
BSMT AREA:		TOTAL AREA:	2400
1SFLOOR AREA:	2400	ROOF:	FLAT
UPPER FLR AREA:		CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	2400	EXT MATERIAL:	STUCCO
AMENITIES:	three overhead doors that are 8 X 10 each; 52 X 60 asphalt parking in fair condition		
PHY AV	FUNC FR	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

This structure could be used for many uses. The buyer is using it for storage as it is a construction business. The building has also been used as an auto shop in the past.

OVERALL COND: AV PR/SF: \$20.00 PR/UNIT: \$48,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	296-23-0-30-05-001.00-0	<input type="checkbox"/> M	SVQ	8039481
DB	2008	PG	9668	ADDRESS: 300 E 7TH AVE					
CITY: AUGUSTA								ECONOMIC CODE:	402

SALE MONTH:	02	SALE YR:	2008	SALE AMT:	\$350,000	ADJ SALE AMT:	\$350,000
SALE TYPE:	NOM - RELATED	MKT TIME:	UNKNOWN	ADJ REASON	NOT ADJUSTED		
SALE NOTES: SALE BETWEEN MOTHER & SONS							

BUILT AS:	OLD STYLE WAREHOUSE	USED AS:	OLD STYLE WAREHOUSE
398.0		398.0	
ZONING:	CONFORMING	LAND AREA:	15.4 AC
# OF UNITS:	1	YRBLT:	1920
LOCATION:	INDUSTRIAL	STORY HT:	1
WALL HT:	20	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	24416
ROOF:	PITCHED(	CONST TYPE:	BLOCK ONLY
1SFLOOR AREA:	24416	EXT MATERIAL:	CONC BLOCK
UPPER FLR AREA:	0	MARKETABLE AREA:	24416
AMENITIES:	MULTIPLE OVHD'S AND ONLY 2322 SF OF CONC PAVING		
PHY	FR	FUNC	FR
ECON	FR	MONTHLY RENT:	
GRM:		OVERALL COND:	FR
PR/SF:	\$14.33	PR/UNIT:	\$350,000



COUNTY	FORD	029	REGION	SW	PIN	087-26-0-40-58-002.00-0	<input type="checkbox"/>	M	SVQ	29017809
DB	232	PG	509	ADDRESS: 211 WOODLAND ST				.		
CITY: Dodge City						ECONOMIC CODE:		212		

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

COUNTY	LYON	056	REGION	NE	PIN	195-15-0-10-02-002.00-0	<input type="checkbox"/> M	SVQ	56019083
DB	478	PG	294	ADDRESS: 501 E 6TH AVE					
CITY: Emporia								ECONOMIC CODE:	212

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$97,600 ADJ SALE AMT: \$97,600

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

SALE NOTES: SALE BETWEEN FAMILY MEMBERS

BUILT AS: OLD STYLE WAREHOUSE

USED AS: OLD STYLE WAREHOUSE

398.0

398.0

ZONING: CONFORMING

LAND AREA: 130 X 100

OF UNITS: 1

YRBLT: 1932

PARKING:

LOCATION: DOWNTOWN - SECONDARY

STORY HT: 1

WALL HT: 14

ONSITE ADEQUATE

BSMT AREA: 0

TOTAL AREA: 5975

ROOF: FLAT

CONST TYPE: BRICK ONLY

1SFLOOR AREA: 5975

EXT MATERIAL: BRICK

UPPER FLR AREA: 0

MARKETABLE AREA: 5975

AMENITIES: (1) 7 X 9 OVRHD, (1) 10 X 10 OVRHD, 6795 SF CONC. PAVING

PHY AV

FUNC FR

ECON FR

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

OVERALL COND: FR

PR/SF: \$16.33

PR/UNIT: \$97,600



1951501002002000 10/12/2004

KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-20-04-001.00-0	<input type="checkbox"/> M	SVQ	56018918
DB	476	PG	803	ADDRESS: 2915 W 15TH					
CITY: Emporia								ECONOMIC CODE:	212

SALE MONTH:	02	SALE YR:	2008	SALE AMT:	\$525,000	ADJ SALE AMT:	\$435,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	PP/BUS. INT REMOVED
SALE NOTES: \$90,000 IN PP FOR ALL REFRIGERATION SYSTEM---SVQ INDICATES OPEN MKT SALE							

BUILT AS:	OLD STYLE WAREHOUSE	USED AS:	OLD STYLE WAREHOUSE
398.0		398.0	
ZONING:	CONFORMING	LAND AREA:	4.40 AC
# OF UNITS:	1	YRBLT:	1970
LOCATION:	INDUSTRIAL	STORY HT:	1
WALL HT:	20'	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	22146
1SFLOOR AREA:	22146	ROOF:	
UPPER FLR AREA:	0	CONST TYPE:	CONC TILTUP
MARKETABLE AREA:	22146	EXT MATERIAL:	CONC
AMENITIES:	(4) 14 X 14 OVRHD'S		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
			\$0.00
GRM:	#Error		

PROPERTY NOTES:
COORS BLDG---DISTRIBUTION FACILITY---BLDG PERMIT IN 2005 FOR REROOF

OVERALL COND:	AV	PR/SF:	\$19.64	PR/UNIT:	\$435,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	087-26-0-40-63-002.00-0	<input type="checkbox"/> M	SVQ	29018002
DB	233	PG	14314	ADDRESS: 603 W TRAIL ST					
CITY: DODGE CITY								ECONOMIC CODE:	212

SALE MONTH: 09 SALE YR: 08 SALE AMT: \$27,000 ADJ SALE AMT: \$27,000

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

SALE NOTES:

BUILT AS:

DOWNTOWN ROW BRICK

USED AS:

OLD STYLE WAREHOUSE

0.0

0.0

ZONING: CONFORMING

LAND AREA: 5,625sf

OF UNITS: 1

YRBLT: 1947

PARKING:

LOCATION: INDUSTRIAL

STORY HT: 1

WALL HT: 12

ONSITE ADQ

BSMT AREA:

TOTAL AREA: 2250

ROOF: FLAT

CONST TYPE: BRICK/BLOCK

1SFLOOR AREA:

2250

EXT MATERIAL:

BRICK

UPPER FLR AREA:

MARKETABLE AREA: 2250

AMENITIES: 1-OHD, FENCE, CONCRETE PAVING

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

NO PHOTO

OVERALL COND: AV

PR/SF: \$12.00

PR/UNIT: \$27,000

KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	261-11-0-40-02-007.00-0	<input type="checkbox"/> M	SVQ	28016558
DB	284	PG	960	ADDRESS: 1724 Lincoln Rd					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$478,025 ADJ SALE AMT: \$276,800

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

SALE NOTES: Property was never listed for sale. Seller had been trying to sell for many years. Appraisal was done years ago. Sale amount was negotiated based on old appraisal.

BUILT AS:	OLD STYLE WAREHOUSE	USED AS:	OLD STYLE WAREHOUSE
398.0		398.0	
ZONING: CONFORMING	LAND AREA: 15.35 acres	# OF UNITS: 1	YRBLT: 1925
LOCATION: INDUSTRIAL	STORY HT: 1	WALL HT: 9	PARKING: ONSITE ADQ
BSMT AREA: 0	TOTAL AREA: 6450	ROOF: PITCHED	CONST TYPE: WOOD FRAME
1SFLOOR AREA: 6450	MARKETABLE AREA: 6450	EXT MATERIAL: STUCCO	
UPPER FLR AREA:		AMENITIES:	Property has 3 buildings. First building is main building with office/shop. Building was a barn when it was built. Second building, built in 1996, is attached on the
PHY FR FUNC FR ECON FR	MONTHLY RENT:	GRM:	

PROPERTY NOTES:

The property also has 32.70 acres of flood land. The prior owners were owner of golf cart business. They repaired, and sold new and used carts.

OVERALL COND: FR

PR/SF: \$42.91

PR/UNIT: \$276,800



KANSAS SALES BASE - SALE REPORT

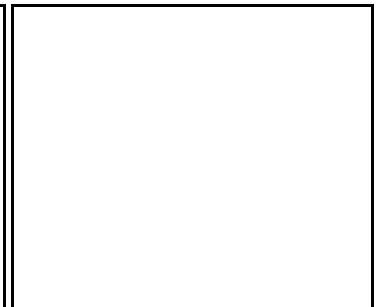
COUNTY	ELK	025	REGION	SE	PIN	161-01-0-40-14-005.00-0	<input type="checkbox"/> M	SVQ	25003855
DB	97	PG	317	ADDRESS: 1233 KS HWY 99					
CITY: Howard								ECONOMIC CODE:	711

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$28,000	ADJ SALE AMT:	\$28,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	30 TO 180 DAYS		ADJ REASON	NOT ADJUSTED
SALE NOTES: GOOD LOCATION ON HWY							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	240 X 150
# OF UNITS:	1	YRBLT:	2005
LOCATION:		STORY HT:	1
		WALL HT:	16
		PARKING: ONSITE ADEQUATE	
BSMT AREA:	0	TOTAL AREA:	1728
1SFLOOR AREA:	1728	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	STEEL
MARKETABLE AREA:		1728	EXT MATERIAL:
		STEEL	
AMENITIES:		(1) 14 X 14 OVRHD, (1) 10 X 10 OVRHD, 676 SF CONC. PAVING	
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	\$0.00
GRM:	#Error		

PROPERTY NOTES:

OVERALL COND: AV				PR/SF: \$16.20	PR/UNIT: \$28,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	108-34-0-01-02-002.01-0	<input type="checkbox"/> M	SVQ	18021518
DB	825	PG	236	ADDRESS: 115 w 5th					
CITY: Burden						ECONOMIC CODE:		701	

SALE MONTH: 11 SALE YR: 2008 SALE AMT: \$45,000 ADJ SALE AMT: \$35,000

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

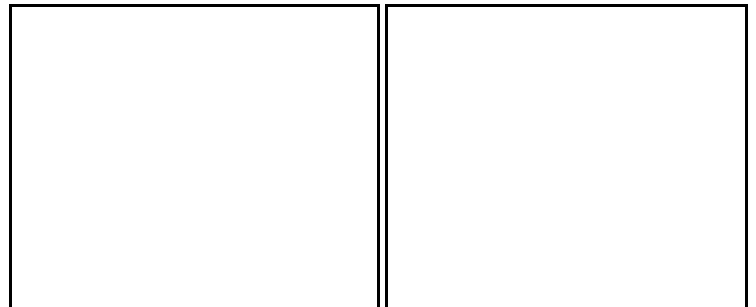
SALE NOTES: Property advertised by owner with a sign posted for about 30-45 days. The sale price agreed upon between buyer and seller. \$10,000 for a MH which also sits on the property. No appraisals were done, asking price \$50K A paint booth in the building was

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	NOT APPLICABLE	LAND AREA:	142 x 200
# OF UNITS:	1	YRBLT:	1985
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1
WALL HT:	14	PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	2400
1SFLOOR AREA:	2400	ROOF:	FLAT
MARKETABLE AREA:	2400	CONST TYPE:	STEEL
UPPER FLR AREA:		EXT MATERIAL:	STEEL
AMENITIES:			
PHY FR	FUNC FR	ECON FR	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

This is just a 399 metal prefab building in Burden, KS. It has slanted walls and was originally built as an automotive repair garage.

OVERALL COND: AV PR/SF: \$14.58 PR/UNIT: \$35,000



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	119-31-0-40-18-003.00-0	<input checked="" type="checkbox"/> M	SVQ	57012385
DB	420	PG	79	ADDRESS: 119 W Santa Fe					
CITY: Marion						ECONOMIC CODE:		611	

SALE MONTH:	05	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: additional parcel 119-31-0-40-18-00400-0							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	10100 sq ft
# OF UNITS:	1	YRBLT:	1975
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1
WALL HT:	10	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	3160
ROOF:	PITCHED(	CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	3160	EXT MATERIAL:	STEEL
MARKETABLE AREA:	3160	AMENITIES:	
UPPER FLR AREA:	0		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

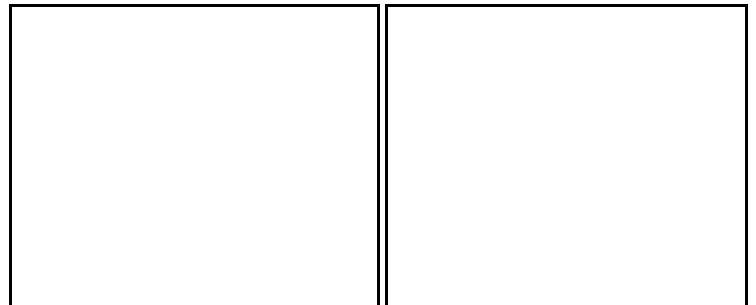
PROPERTY NOTES:

Marion Lumber, 42x60 pole shed-11x60 lean-to added in 1992, gravel lot

OVERALL COND: AV

PR/SF: \$9.49

PR/UNIT: \$30,000



KANSAS SALES BASE - SALE REPORT

COUNTY	RUSH	083	REGION	NC	PIN	035-21-0-10-01-024.00-0	<input checked="" type="checkbox"/> M	SVQ	83003728
DB	57	PG	700	ADDRESS: 102 BIRCH					
CITY: La Crosse								ECONOMIC CODE:	611

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

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

SALE NOTES:

SALE INCLUDES 035-21-0-10-01-023.00 WHICH IS VAC LAND ADJACANT TO THIS PROPERTY

BUILT AS:

PREFAB WAREHOUSE

USED AS:

PREFAB WAREHOUSE

399.0

399.0

ZONING: CONFORMING

LAND AREA: 33270 SF

OF UNITS: 1

YRBLT: 1970

PARKING:

LOCATION: NON-CONFORM

STORY HT: 1

WALL HT: 12

ON & OFF SITE

BSMT AREA: 0

TOTAL AREA: 4640

ROOF: SLANT

CONST TYPE: STEEL

1SFLOOR AREA: 4640

EXT MATERIAL: STEEL

UPPER FLR AREA: 0

MARKETABLE AREA: 4640

AMENITIES:

PHY FR

FUNC FR

ECON FR

MONTHLY RENT:

\$0.00

GRM:

#Error

PROPERTY NOTES:

NO PICTURE PROVIDED

OVERALL COND: AV

PR/SF: \$6.47

PR/UNIT: \$30,000

KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	182-04-0-00-00-002.02-0	<input type="checkbox"/> M	SVQ	57012585	
DB	420	PG	601	ADDRESS: 1885 UPLAND						
CITY: MARION								ECONOMIC CODE:	611	

SALE MONTH:	01	SALE YR:	2004	SALE AMT:	\$75,000	ADJ SALE AMT:	\$75,000
SALE TYPE:	CONTRACT/FINANCING		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: SELLER FINANCING							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE						
399.0		399.0							
ZONING:	CONFORMING	LAND AREA:	25.71 ACRES	# OF UNITS:	1	YRBLT:	1994	PARKING:	
LOCATION:	RURAL SINGLE	STORY HT:	1	WALL HT:	15	ONSITE ADQ			
BSMT AREA:		TOTAL AREA:	4080	ROOF:	PITCHED(	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	4080	EXT MATERIAL:	STEEL						
UPPER FLR AREA:		MARKETABLE AREA:	4080	AMENITIES:					
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

1.59 ACRES ATTRIBUTED TO BLDG, 24.12 TO AG GROUND---NO PHOTO GIVEN BY COUNTY

OVERALL COND:	GD	PR/SF:	\$18.38	PR/UNIT:	\$75,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	414-20-0-10-01-001.00-0	<input type="checkbox"/> M	SVQ	8041102
DB	2010	PG	477	ADDRESS: 619 E. 1st Street					
CITY: Douglass						ECONOMIC CODE:		601	

SALE MONTH:	02	SALE YR:	2009	SALE AMT:	\$73,000	ADJ SALE AMT:	\$73,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES:							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	22000 SF
# OF UNITS:	1	YRBLT:	1940
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	10	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	5995
1SFLOOR AREA:	5995	ROOF:	PITCHED(
UPPER FLR AREA:	0	CONST TYPE:	WOOD FRAME
MARKETABLE AREA:	5995	EXT MATERIAL:	STEEL
AMENITIES:	This property has a total of three buildings on this parcel		
PHY	FR	FUNC	FR
ECON	FR	MONTHLY RENT:	
GRM:			

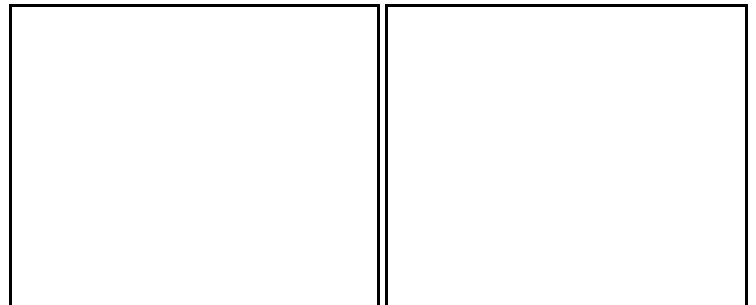
PROPERTY NOTES:

This is the Douglass CO-OP. Elevators are on a separate parcel.

OVERALL COND: FR

PR/SF: \$12.18

PR/UNIT: \$73,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	414-20-0-10-07-008.00-0	<input type="checkbox"/> M	SVQ	8039973
DB	2009	PG	2861	ADDRESS: 227 S Forest St					
CITY: Douglass						ECONOMIC CODE:		601	

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$37,000 ADJ SALE AMT: \$37,000

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

SALE NOTES: Auction was well advertised and well attended. Buyer purchased for land. May demo the buildings.

BUILT AS: DOWNTOWN ROW -OTHER USED AS: PREFAB WAREHOUSE

ZONING: CONFORMING LAND AREA: 9000 sq. ft. # OF UNITS: 1 YRBLT: 1867

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

BSMT AREA: TOTAL AREA: 8945 ROOF: FLAT CONST TYPE: WOOD FRAME

1SFLOOR AREA: 8945 EXT MATERIAL: CONC BLOCK

UPPER FLR AREA: MARKETABLE AREA: 8945 AMENITIES: (1) OD1 12'x12'

PHY FR FUNC PR ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: PR PR/SF: \$4.14 PR/UNIT: \$37,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	035-16-0-10-08-003.00-0	<input checked="" type="checkbox"/> M	SVQ	40018650	
DB	222	PG	830	ADDRESS: 221 S Hess Ave						
CITY: Hesston								ECONOMIC CODE:	501	

SALE MONTH: 08 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: Parcel 3 is vacant and parcel 4 has 2 metal buildings. Parcels are separated by a platted alley

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE						
399.0		399.0							
ZONING:	CONFORMING	LAND AREA:	36017 sq ft	# OF UNITS:	2	YRBLT:	1966/199	PARKING:	
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1	WALL HT:	12/16	ONSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	8885	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
1SFLOOR AREA:	8885	EXT MATERIAL:	STEEL						
UPPER FLR AREA:	0	MARKETABLE AREA:	8885	AMENITIES:					
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:

Buildings close to railroad tracks and front main street

OVERALL COND: AV

PR/SF: \$11.25

PR/UNIT: \$50,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	035-16-0-10-14-001.00-0	<input type="checkbox"/> M	SVQ	40018605
DB	222	PG	716	ADDRESS: 00000 Lancaster Ave					
CITY: Hesston								ECONOMIC CODE:	501

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$350,000 ADJ SALE AMT: \$275,000

SALE TYPE: NOM - BUYER APPROACHED SELLER MKT TIME: UNKNOWN ADJ REASON OTHER

SALE NOTES: 70-75k allowed for grain bins

BUILT AS: PREFAB WAREHOUSE USED AS: PREFAB WAREHOUSE

ZONING: CONFORMING LAND AREA: 26535 sq ft # OF UNITS: 1 YRBLT: 2003

LOCATION: DOWNTOWN - SECONDARY STORY HT: 1 WALL HT: 20 PARKING: ONSITE ADQ

BSMT AREA: 0 TOTAL AREA: 12000 ROOF: FLAT CONST TYPE: WOOD FRAME

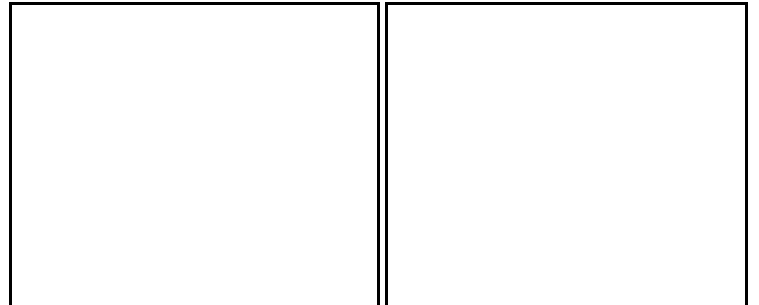
1SFLOOR AREA: 12000 EXT MATERIAL: STEEL

UPPER FLR AREA: 0 MARKETABLE AREA: 12000 AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$22.92 PR/UNIT: \$275,000



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	023-08-0-10-01-003.00-0	<input type="checkbox"/> M	SVQ	96016400
DB	770	PG	253	ADDRESS: 1391 N. Broadway					
CITY: Wellington								ECONOMIC CODE:	412

SALE MONTH:	08	SALE YR:	2008	SALE AMT:	\$130,000	ADJ SALE AMT:	\$130,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: Seller stated he tried to auction property off; but did not bring enough and he refused bids. Property was listed by realtor.							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	166 x 203
# OF UNITS:	1	YRBLT:	2001
LOCATION:	RURAL CLUSTER	STORY HT:	1
WALL HT:	12	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	5000
1SFLOOR AREA:	5000	ROOF:	PITCHED(
CONST TYPE:	STEEL	EXT MATERIAL:	STEEL
MARKETABLE AREA:	5000	AMENITIES:	
UPPER FLR AREA:	0		
PHY AV	FUNC AV	ECON	
MONTHLY RENT:		GRM:	

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$26.00	PR/UNIT:	\$130,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	306-24-0-30-17-031.00-0	<input type="checkbox"/> M	SVQ	8039602
DB	2009	PG	391	ADDRESS: 11734 SW HWY 54					
CITY: Augusta						ECONOMIC CODE:		402	

SALE MONTH: 03 SALE YR: 2008 SALE AMT: \$150,000 ADJ SALE AMT: \$150,000

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

SALE NOTES: Purchased from a friend who had been trying to sell it for over a year. Had been offered to several buyers. No fee appraisal was performed for the transaction.

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	1.40 acres
# OF UNITS:	1	YRBLT:	2000
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	12	PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	2118
ROOF:	PITCHED(	CONST TYPE:	STEEL
1SFLOOR AREA:	2118	EXT MATERIAL:	STEEL
MARKETABLE AREA:	2118	AMENITIES:	
UPPER FLR AREA:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT: \$1,650.00
GRM:	91		

PROPERTY NOTES:

Card 01 appears to be an old detached residential garage, built in 1930, that was remodeled to be a very small office with 288 square feet. The main structure is the pre-fab warehouse on card 02. This property is located on the highway between Augusta a

OVERALL COND: AV

PR/SF: \$70.82

PR/UNIT: \$150,000



KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	303-07-0-40-05-002.00-0	<input type="checkbox"/> M	SVQ	8040926
DB	2009	PG	8990	ADDRESS: 1618 N. Main Street					
CITY: Andover						ECONOMIC CODE:		401	

SALE MONTH:	12	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:							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	5250 SQFT
# OF UNITS:	1	YRBLT:	1940
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	12	PARKING:	ONSITE ADQ
BSMT AREA:	0	TOTAL AREA:	3672
ROOF:	PITCHED(	CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	3672	EXT MATERIAL:	STEEL
MARKETABLE AREA:	3672	AMENITIES:	
UPPER FLR AREA:	0		
PHY FR	FUNC FR	ECON FR	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	FR	PR/SF:	\$27.23	PR/UNIT:	\$100,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	212-03-0-20-03-002.00-0	<input type="checkbox"/> M	SVQ	8040490
DB	2009	PG	5948	ADDRESS: 530 N Oil Hill Rd.					
CITY: El Dorado								ECONOMIC CODE:	312

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$80,000 ADJ SALE AMT: \$80,000

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

SALE NOTES: Not open market-not related but business partner purchased

BUILT AS:

PREFAB WAREHOUSE

USED AS:

PREFAB WAREHOUSE

399.0

399.0

ZONING: CONFORMING

LAND AREA: 31,543 sq ft

OF UNITS: 1

YRBLT: 1983

PARKING:

LOCATION: BUSINESS CLUSTER

STORY HT: 1

WALL HT: 16

ONSITE ADQ

BSMT AREA:

TOTAL AREA: 6000

ROOF: PITCHED(

CONST TYPE: STEEL

1SFLOOR AREA:

4000

EXT MATERIAL:

STEEL

UPPER FLR AREA:

MARKETABLE AREA: 4000

AMENITIES:

Property has a 40 X 50 mezzanine above enclosures. (2) 10 x 10 OD1's.

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$20.00

PR/UNIT: \$80,000

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	213-05-0-00-00-017.00-0	<input type="checkbox"/> M	SVQ	8040437
DB	2009	PG	5667	ADDRESS: 220 N Industrial Rd					
CITY: El Dorado								ECONOMIC CODE:	312

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$35,000 ADJ SALE AMT: \$35,000

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

SALE NOTES: Buyer owns adjoining property. Buyer approached seller.

BUILT AS: 0.0 OLD STYLE WAREHOUSE USED AS: 0.0 PREFAB WAREHOUSE

ZONING: CONFORMING LAND AREA: .50 acre # OF UNITS: 1 YRBLT: 1920

LOCATION: INDUSTRIAL STORY HT: 1 WALL HT: 12 PARKING: ONSITE ADQ

BSMT AREA: TOTAL AREA: 2292 ROOF: PITCHED(CONST TYPE: WOOD FRAME

1SFLOOR AREA: 2292 EXT MATERIAL: STEEL

UPPER FLR AREA: MARKETABLE AREA: 2292 AMENITIES: (1) 10 X 10 OD1. 16 X 32 enclosure with Cent HT/AC used as office. 15 X 16 RS2 in fair condition.

PHY AV FUNC AV ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$15.27 PR/UNIT: \$35,000

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	212-04-0-00-17-005.00-0	<input type="checkbox"/> M	SVQ	8040532
DB	2009	PG	6224	ADDRESS: 2510 W Central Ave					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH: 09 SALE YR: 2009 SALE AMT: \$285,000 ADJ SALE AMT: \$285,000

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

SALE NOTES: Not considered a valid sale. Not only was it an auction sale but the bidder could not follow through with the transaction after the auction had ended. Grantee showed up at auction after it ended and offered to purchase for \$285,000 when the sale fell th

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	2.20 acres
# OF UNITS:	1	YRBLT:	2000
LOCATION:	MAJOR STRIP- STABLE/GROWTH	STORY HT:	1
WALL HT:	14	PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	5000
ROOF:	PITCHED(	CONST TYPE:	STEEL
1SFLOOR AREA:	5000	EXT MATERIAL:	STEEL
UPPER FLR AREA:		MARKETABLE AREA:	5000
AMENITIES:	(1) OD1 12x14, (1) OD1 12x12, chain link fence and 14,700 sq ft of concrete parking.		
PHY FR	FUNC AV	ECON GD	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$57.00 PR/UNIT: \$285,000

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	212-03-0-20-04-001.00-0	<input type="checkbox"/> M	SVQ	8040780	
DB	2009	PG	8011	ADDRESS: 2025 W. 6th Ave						
CITY: El Dorado					ECONOMIC CODE:			312		

SALE MONTH: 11 SALE YR: 2008 SALE AMT: \$110,000 ADJ SALE AMT: \$110,000

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

SALE NOTES: Property was listed by a local realtor.

BUILT AS: PREFAB WAREHOUSE USED AS: PREFAB WAREHOUSE
399.0 399.0

ZONING: CONFORMING LAND AREA: 1.50 acres # OF UNITS: 1 YRBLT: 1956

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

BSMT AREA: TOTAL AREA: 3996 ROOF: PITCHED(CONST TYPE: WOOD FRAME

1SFLOOR AREA: 3996 EXT MATERIAL: STEEL

UPPER FLR AREA: MARKETABLE AREA: 3996 AMENITIES:

PHY FR FUNC FR ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

Located near the industrial park. This property is on a truck route and the majority of the properties are older, service type properties, such as oil field equipment sales.

OVERALL COND: FR

PR/SF: \$27.53

PR/UNIT: \$110,000

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	211-02-0-10-02-003.00-0	<input type="checkbox"/> M	SVQ	8040624
DB	2009	PG	6833	ADDRESS: 630 N. Main St.					
CITY: El Dorado								ECONOMIC CODE:	312

SALE MONTH: 10 SALE YR: 2008 SALE AMT: \$114,540 ADJ SALE AMT: \$114,540

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

SALE NOTES: Property was listed by J.P. Weigand and advertised on Loopnet.

BUILT AS: SERVICE STATION USED AS: PREFAB WAREHOUSE

ZONING: CONFORMING LAND AREA: 15,625 sqft # OF UNITS: 1 YRBLT: 1940

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

BSMT AREA: TOTAL AREA: 1430 ROOF: FLAT CONST TYPE: BRICK ONLY

1SFLOOR AREA: 1430 EXT MATERIAL: BRICK

UPPER FLR AREA: MARKETABLE AREA: 1430 AMENITIES:

PHY AV FUNC AV ECON GD MONTHLY RENT: GRM:

PROPERTY NOTES:

Remodeling had started on property in what appears an attempt to make the building multi-tenant (2). Property is located near a very busy intersection.

OVERALL COND: AV

PR/SF: \$80.10

PR/UNIT: \$114,540

KANSAS SALES BASE - SALE REPORT

COUNTY	BUTLER	008	REGION	SC	PIN	212-04-0-00-30-015.00-0	<input type="checkbox"/> M	SVQ	8040176
DB	2009	PG	4230	ADDRESS: 303 Commerce St.					
CITY: El Dorado						ECONOMIC CODE:		312	

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$123,000 ADJ SALE AMT: \$123,000

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

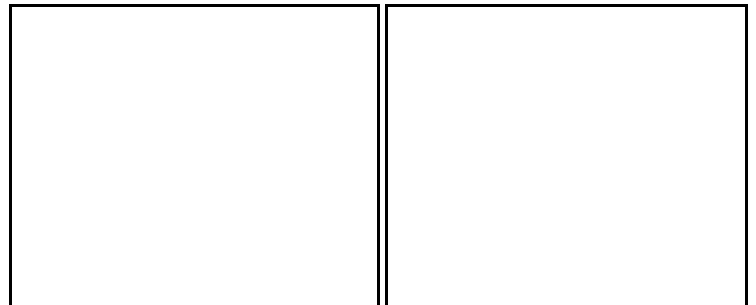
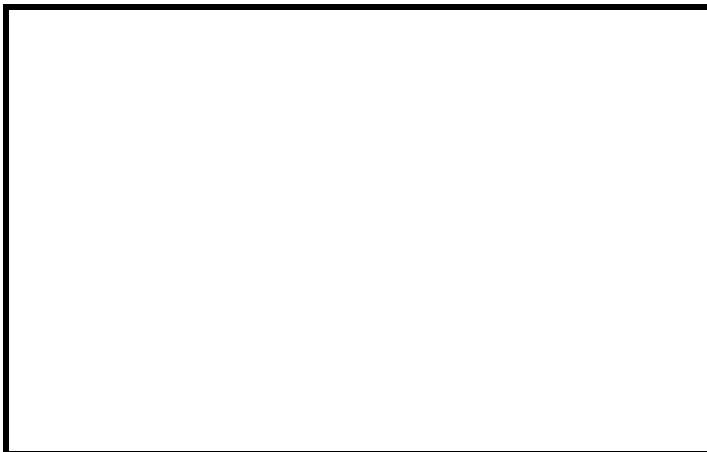
SALE NOTES: Seller said he tried to sell the property himself and offered it to the neighbors. Then it was listed with a realtor for one week when the realtor sold it. The property was leased to the company that purchased the sellers business for three months @ \$11

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	.50 acre
# OF UNITS:	1	YRBLT:	1980
LOCATION:	BUSINESS CLUSTER	STORY HT:	1
WALL HT:	14	PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	5000
ROOF:	PITCHED(	CONST TYPE:	STEEL
1SFLOOR AREA:	5000	EXT MATERIAL:	STEEL
MARKETABLE AREA:	5000	AMENITIES:	Two 12 X 12 motor operated overhead doors
UPPER FLR AREA:			
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	\$1,100.00
GRM:	112		

PROPERTY NOTES:

The property includes a 28 X 40 enclosure that was used as an office area that appears to be in normal physical condition.

OVERALL COND: AV PR/SF: \$24.60 PR/UNIT: \$123,000



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	095-21-0-10-08-001.00-0	<input type="checkbox"/> M	SVQ	40018173
DB	221	PG	580	ADDRESS: 701 S SPENCER RD					
CITY: NEWTON								ECONOMIC CODE:	312

SALE MONTH: 02 SALE YR: 2008 SALE AMT: \$162,638 ADJ SALE AMT: \$162,638

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

SALE NOTES: DISTRESSED SALE. WENT OUT OF BUSINESS AND ONLY SOLD FOR WHAT ACCOUNTANT HAS BUILDING VALUE LISTED FOR FOR INCOME TAX PURPOSES

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE						
399.0		399.0							
ZONING:	CONFORMING	LAND AREA:	7.1 ACRES	# OF UNITS:	1	YRBLT:	1972	PARKING:	
LOCATION:	INDUSTRIAL	STORY HT:	1	WALL HT:	20	ONSITE ADQ			
BSMT AREA:	0	TOTAL AREA:	62000	ROOF:	FLAT	CONST TYPE:	STEEL		
1SFLOOR AREA:	62000	EXT MATERIAL:	STEEL						
UPPER FLR AREA:	0	MARKETABLE AREA:	62000	AMENITIES:	DOCK LEVEL FLOORS, SPRINKLER SYSTEM				
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	GRM:					

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$2.62

PR/UNIT: \$162,638

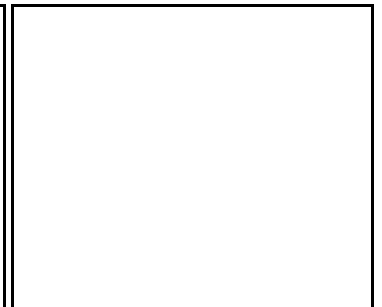


KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	148-33-0-30-31-004.00-0	<input type="checkbox"/> M	SVQ	88011359
DB	613	PG	747	ADDRESS: E. RAILROAD					
CITY: LIBERAL								ECONOMIC CODE:	312

SALE MONTH:	06	SALE YR:	2008	SALE AMT:	\$75,000	ADJ SALE AMT:	\$75,000
SALE TYPE:	OTHER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: PROPERTY OWNED BY ESTATE-COULD NOT FIND BUYER AT APPROVED VALUE-HEIR BOUGHT HIS 2 SISTERS INTEREST & WILL PAY ONLY 2/3 OF \$112000.							

BUILT AS:		PREFAB WAREHOUSE		USED AS:		PREFAB WAREHOUSE		
399.0				399.0				
ZONING:	NOT APPLICABLE		LAND AREA:	2.5 ACRES		# OF UNITS:	1	
						YRBLT:	1960	
LOCATION: INDUSTRIAL				STORY HT:	1.0	WALL HT:	14	
						PARKING:	ONSITE ADQ	
BSMT AREA:	0	TOTAL AREA:	10320		ROOF:	FLAT	CONST TYPE:	FRAME W STEEL JOIST
1SFLOOR AREA:	10320	MARKETABLE AREA:		10320	EXT MATERIAL:	OTHER -SPECIFY		
UPPER FLR AREA:	0				AMENITIES:	1300 SQFT FRAME SHED, 384 SQFT FRAME SHED, DOCK LEVEL FLOOR, OVERHEAD DOORS & LOADING DOCKS		
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00	
						GRM:	#Error	
PROPERTY NOTES: PROPERTY ALSO HAS 1979 SHULT MOBILE HOME/OFFICE								
OVERALL COND:				AV	PR/SF:	\$7.27	PR/UNIT:	\$75,000



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	293-06-0-00-06-001.00-0	<input type="checkbox"/> M	SVQ	18020841
DB	811	PG	204	ADDRESS: 7197 248TH RD					
CITY: Arkansas City						ECONOMIC CODE:		302	

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

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

SALE NOTES: PROPERTY ORIGINALLY OBTAINED FROM A COLLATERAL SETTLEMENT ON A LOAN--BANK HAD ON MARKET FOR 5-6 MONTHS @ \$160,000

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	2.40 AC
		# OF UNITS:	1
		YRBLT:	1980
LOCATION:	INDUSTRIAL	STORY HT:	1
		WALL HT:	12
		PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	5778
1SFLOOR AREA:	5778	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	STEEL
		EXT MATERIAL:	STEEL
		MARKETABLE AREA:	5778
		AMENITIES:	(2) 14 X 14 OVRHD'S--2122 SF CONC. PAVING
PHY	AV	FUNC	AV
ECON	AV	MONTHLY RENT:	\$0.00
		GRM:	#Error

PROPERTY NOTES:
USED AS WASTE FACILITY--BLDG #2 2208 SF BUILT IN 2000 WITH 576 SF ENCLOSURE

OVERALL COND: AV PR/SF: \$23.36 PR/UNIT: \$135,000



KANSAS SALES BASE - SALE REPORT

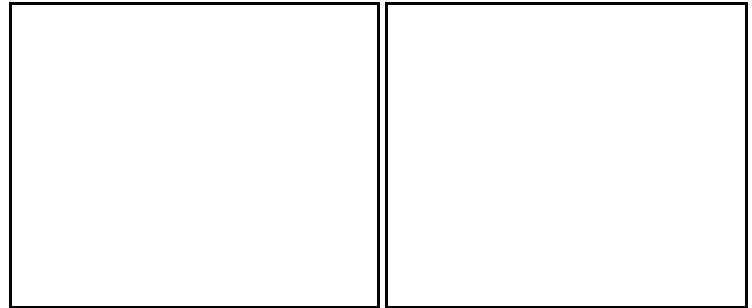
COUNTY	LYON	056	REGION	NE	PIN	194-17-0-20-08-003.00-0	<input checked="" type="checkbox"/> M	SVQ	56018926
DB	476	PG	823	ADDRESS: 302 GRAHAM ST					
CITY: Emporia						ECONOMIC CODE:		212	

SALE MONTH:	03	SALE YR:	2008	SALE AMT:	\$218,000	ADJ SALE AMT:	\$218,000
SALE TYPE:	NOM - RELATED	MKT TIME:	UNKNOWN	ADJ REASON	NOT ADJUSTED		
SALE NOTES: ---SALE INCLUDED 194-17-0-20-03-011							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	2.64 AC
# OF UNITS:	1	YRBLT:	2007
LOCATION:	INDUSTRIAL	STORY HT:	1
WALL HT:	18'	PARKING:	ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	5000
1SFLOOR AREA:	5000	ROOF:	SLANT
UPPER FLR AREA:	0	CONST TYPE:	STEEL
MARKETABLE AREA:	5000	EXT MATERIAL:	STEEL
AMENITIES:	(2) 16 X 16 OVRHD'S----1280 LF OF 6' CLF---20 TON SCALE		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
			\$0.00
GRM:	#Error		

PROPERTY NOTES:
 EXISTING BLDG TORN DOWN--THIS WAREHOUSE BUILT IN 2007 AND THEN TRANSFERRED WITHIN COMPANY--SALE INCLUDED VACANT LAND 194-17-0-20-03-011

OVERALL COND:	AV	PR/SF:	\$43.60	PR/UNIT:	\$218,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	171-02-0-10-12-003.00-0	<input type="checkbox"/> M	SVQ	29018216
DB	233	PG	645	ADDRESS: 1308 S 2ND AVE					
CITY: DODGE CITY						ECONOMIC CODE:		212	

SALE MONTH:	01	SALE YR:	2009	SALE AMT:	\$125,000	ADJ SALE AMT:	\$125,000
SALE TYPE:	NOM - BUYER APPROACHED SELLER		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: NEIGHBOR PURCHASED							

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	47,916sf
# OF UNITS:	1	YRBLT:	1980
LOCATION:	MAJOR STRIP - DECLINE	STORY HT:	1
WALL HT:	16	PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	5000
ROOF:	PITCHED(	CONST TYPE:	CONC LOAD BEARING
1SFLOOR AREA:	5000	EXT MATERIAL:	STEEL
MARKETABLE AREA:	5000	AMENITIES:	2 - OHD'S, 31'X50' ENCLOSURE, FENCE, LIGHTS.
UPPER FLR AREA:			
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND:	AV	PR/SF:	\$25.00	PR/UNIT:	\$125,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	085-22-0-20-01-006.00-0	<input checked="" type="checkbox"/> M	SVQ	29017981
DB	233	PG	93	ADDRESS: 2365 FRONTVIEW RD					
CITY: DODGE CITY						ECONOMIC CODE:		212	

SALE MONTH: 09 SALE YR: 2007 SALE AMT: \$72,000 ADJ SALE AMT: \$72,000

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

SALE NOTES: SALE INCLUDES 085-22-0-20-01-004.00-0, 085-22-0-20-01-005.00-0

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	128,066sf
# OF UNITS:	1	YRBLT:	1952
LOCATION:	BUSINESS CLUSTER	STORY HT:	1
WALL HT:	10	PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	4080
1SFLOOR AREA:	4080	ROOF:	PITCHED(
MARKETABLE AREA:	4080	CONST TYPE:	FRAME W STEEL JOIST
UPPER FLR AREA:		EXT MATERIAL:	STEEL
AMENITIES:	2 OH'D'S, 1882' FENCE		
PHY FR	FUNC FR	ECON FR	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND: FR PR/SF: \$17.65 PR/UNIT: \$72,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	274-18-0-40-35-001.00-0	<input type="checkbox"/> M	SVQ	28016718
DB	285	PG	916	ADDRESS: 112 E Santa Fe					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 09 SALE YR: 2008 SALE AMT: \$144,000 ADJ SALE AMT: \$144,000

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

SALE NOTES: The seller moved to Greenburgs. The seller had a lot of competition in Garden City, and couldn't make it since the economic demand for new construction had slowed down. He approached Mr. Garner if he would like to buy the property.

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	NONCONFORMING	LAND AREA:	21000 sqft
# OF UNITS:	1	YRBLT:	2000
LOCATION:	SECONDARY STRIP	STORY HT:	1
WALL HT:	16	PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	6480
1SFLOOR AREA:	6480	ROOF:	PITCHED(
UPPER FLR AREA:		CONST TYPE:	STEEL
MARKETABLE AREA:	6480	EXT MATERIAL:	STEEL
AMENITIES:	2-over head doors 12x12, enclosure 1,860 sqft, and concrete parking.		
PHY GD	FUNC GD	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND: GD

PR/SF: \$22.22

PR/UNIT: \$144,000



KANSAS SALES BASE - SALE REPORT

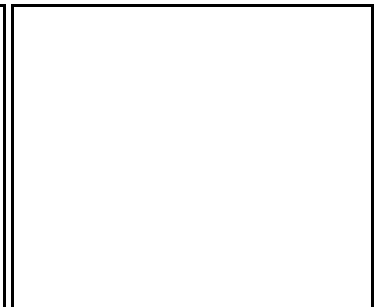
COUNTY	FINNEY	028	REGION	SW	PIN	275-15-0-00-10-009.00-0	<input type="checkbox"/> M	SVQ	28016733
DB	285	PG	991	ADDRESS: 275 Bus Drive					
CITY: Garden City								ECONOMIC CODE:	212

SALE MONTH:	08	SALE YR:	2008	SALE AMT:	\$65,000	ADJ SALE AMT:	\$65,000
SALE TYPE:	OPEN MARKET-FSBO		MKT TIME:	OVER ONE YR		ADJ REASON	NOT ADJUSTED
SALE NOTES: Seller moved to Kansas City in 2004. He has tried to sell the building "for sale by owner" since before he moved. It's been empty all this time.							

BUILT AS:	PREFAB WAREHOUSE		USED AS:	PREFAB WAREHOUSE			
399.0			399.0				
ZONING:	NONCONFORMING	LAND AREA:	3.46 acres	# OF UNITS:	1		
				YRBLT:	1994		
LOCATION: INDUSTRIAL			STORY HT:	1	WALL HT:	15	
					PARKING: ONSITE ADQ		
BSMT AREA:		TOTAL AREA:	2400	ROOF:	PITCHED(	CONST TYPE:	STEEL
1SFLOOR AREA:	2400	MARKETABLE AREA:	2400	EXT MATERIAL:	STEEL		
UPPER FLR AREA:				AMENITIES:	2 over head doors 10x12 & 10x8, no heat or plumbing. Property has dirt road to the parcel.		
PHY	GD	FUNC	GD	ECON	AV	MONTHLY RENT:	
						GRM:	

PROPERTY NOTES:

OVERALL COND:			GD	PR/SF:	\$27.08	PR/UNIT:	\$65,000
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KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	273-06-0-30-10-006.00-0	<input type="checkbox"/> M	SVQ	28016639
DB	285	PG	441	ADDRESS: 2608 Zerr Rd					
CITY: Garden City								ECONOMIC CODE:	212

SALE MONTH: 07 SALE YR: 2008 SALE AMT: \$43,000 ADJ SALE AMT: \$43,000

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

SALE NOTES: Property was listed for 1 week with a realtor. There was only 1 bidder and they purchased the property. Property is seller financing. No appraisal was done.

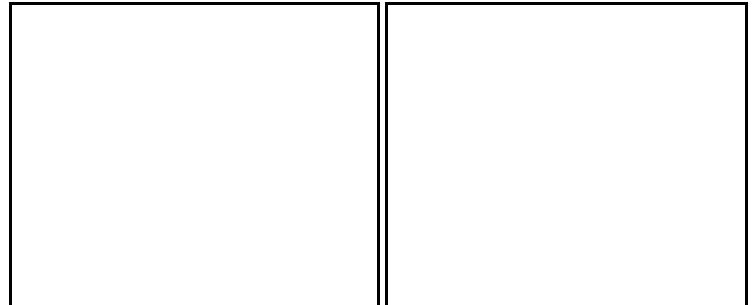
BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	NONCONFORMING	LAND AREA:	8,000 sqft
# OF UNITS:	1	YRBLT:	1980
LOCATION:	INDUSTRIAL	STORY HT:	1
WALL HT:	10	PARKING:	ON & OFF SITE
BSMT AREA:		TOTAL AREA:	1200
ROOF:	PITCHED	CONST TYPE:	STEEL
1SFLOOR AREA:	1200	EXT MATERIAL:	STEEL
MARKETABLE AREA:	1200	AMENITIES:	1 over head door 9x7, there is also office area in the building. Small amount of parking.
UPPER FLR AREA:			
PHY GD	FUNC GD	ECON GD	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

OVERALL COND: GD

PR/SF: \$35.83

PR/UNIT: \$43,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-07-0-00-00-022.00-0	<input type="checkbox"/> M	SVQ	56019006	
DB	478	PG	87	ADDRESS: 3700 OAKES DRIVE						
CITY: Emporia								ECONOMIC CODE:	212	

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$1,600,000 ADJ SALE AMT: \$1,600,000

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

SALE NOTES: WENT FROM LLC TO TRUST AS PER SVQ--NO OTHER INFO

BUILT AS:		PREFAB WAREHOUSE		USED AS:		PREFAB WAREHOUSE	
399.0				399.0			
ZONING:	CONFORMING	LAND AREA:	6.91 AC	# OF UNITS:	1	YRBLT:	1985
LOCATION: SECONDARY STRIP				STORY HT:	2	WALL HT:	10
				PARKING: ONSITE ADEQUATE			
BSMT AREA:	0	TOTAL AREA:	58800	ROOF:	SLANT	CONST TYPE:	STEEL
1SFLOOR AREA:	51300			EXT MATERIAL:	STEEL		
UPPER FLR AREA:	7500	MARKETABLE AREA:	58800	AMENITIES:	29765 SF CONC PAV--(4) 12 X 14 OVRHD'S--(2) 12 X 12 OVRHD'S--(4) 10 X 12 OVRHD'S--(2) 8 X 10 & (1) 8 X 8 OVRHD'S--LOADING DOCKS		
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00
		GRM:	#Error				

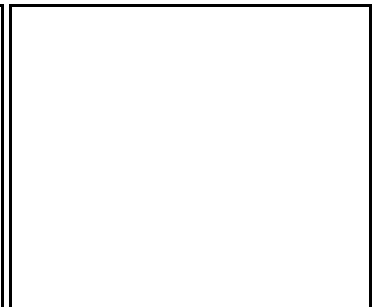
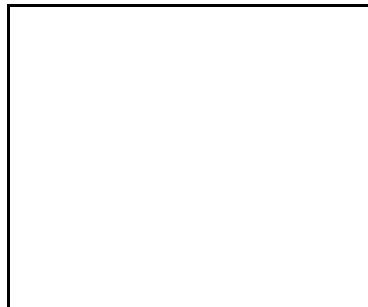
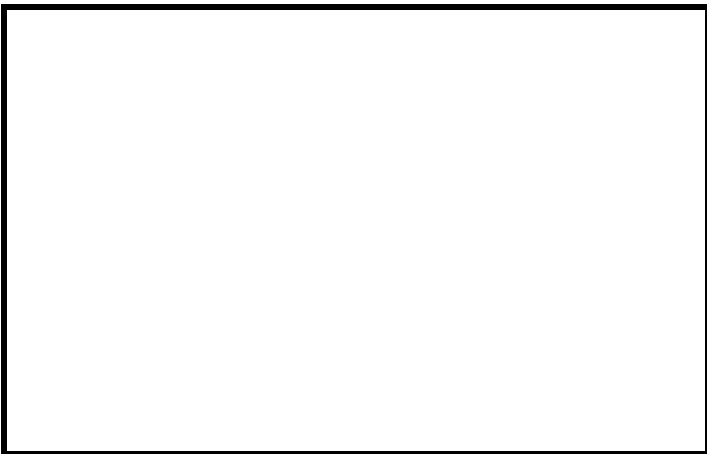
PROPERTY NOTES:

KANSA CORP--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: AV

PR/SF: \$27.21

PR/UNIT: \$1,600,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	261-12-0-30-06-001.00-0	<input type="checkbox"/> M	SVQ	28016759
DB	286	PG	166	ADDRESS: 2202 W Jones					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 09 SALE YR: 2008 SALE AMT: \$115,000 ADJ SALE AMT: \$115,000

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

SALE NOTES: Building has housed many different companies. Roofing company, and before the new buyer there was a Cab business with a U-Haul company. I'm not quite sure what kind of business is in it now.

BUILT AS: PREFAB WAREHOUSE USED AS: PREFAB WAREHOUSE
399.0 399.0

ZONING: NOT APPLICABLE LAND AREA: 1.50 acres # OF UNITS: 1 YRBLT: 1954

LOCATION: MAJOR STRIP - DECLINE STORY HT: 1 WALL HT: 15 PARKING: ONSITE ADQ

BSMT AREA: TOTAL AREA: 9845 ROOF: PITCHED(CONST TYPE: WOOD FRAME

1SFLOOR AREA: 9845 EXT MATERIAL: WOOD

UPPER FLR AREA: MARKETABLE AREA: 9845 AMENITIES: This building has 5 different additions, the year build range from 1930 to 1977. Different sections have different use types, wall height, and ect.

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

Call the office if you are needing information on this building.

OVERALL COND: AV

PR/SF: \$11.68

PR/UNIT: \$115,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	085-22-0-20-01-001.00-0	<input type="checkbox"/> M	SVQ	29017778
DB	232	PG	430*	ADDRESS: 2301 W FRONTVIEW RD					
CITY: Dodge City						ECONOMIC CODE:		212	

SALE MONTH: 05 SALE YR: 2008 SALE AMT: \$700,000 ADJ SALE AMT: \$613,700

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

SALE NOTES: SVQ STATED THAT THE PERSONAL PROPERTY AMOUNT WAS \$86,300

BUILT AS: PREFAB WAREHOUSE USED AS: PREFAB WAREHOUSE
399.0 399.0

ZONING: CONFORMING LAND AREA: 2.10 AC # OF UNITS: 1 YRBLT: 1978

LOCATION: RURAL FRINGE STORY HT: 1 WALL HT: 10 PARKING: ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 14960 ROOF: FLAT CONST TYPE: BRICK/BLK

1SFLOOR AREA: 12600 EXT MATERIAL: STEEL

UPPER FLR AREA: 2360 MARKETABLE AREA: 14960 AMENITIES: 10535 SF CONC. PAVING--9000 SF ASPHALT PAVING--(1) 12 X 14 OVRHD--(3) 8 X 10 OVRHD'S--21 X 24 LOADING DOCK--14 X 24 LOADING DOCK

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

PROPERTY NOTES:

FIRST BLDG IS 50 X 60 CHIEF BRAND BLDG--9600 SF BLDG BUILT IN 1978 HAS 40 X 50 MEZZANINE

OVERALL COND: AV PR/SF: \$41.02 PR/UNIT: \$613,700



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	201-01-0-00-00-029.00-0	<input type="checkbox"/> M	SVQ	56018960	
DB	476	PG	952	ADDRESS: 690 ROAD 180						
CITY: Emporia								ECONOMIC CODE:	212	

SALE MONTH: 12 SALE YR: 2006 SALE AMT: \$60,000 ADJ SALE AMT: \$60,000

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

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

BUILT AS: PREFAB WAREHOUSE USED AS: PREFAB WAREHOUSE
399.0 399.0

ZONING: CONFORMING LAND AREA: 8.81 AC # OF UNITS: 1 YRBLT: 1984

LOCATION: RURAL FRINGE STORY HT: 1 WALL HT: 12 PARKING: ONSITE ADEQUATE

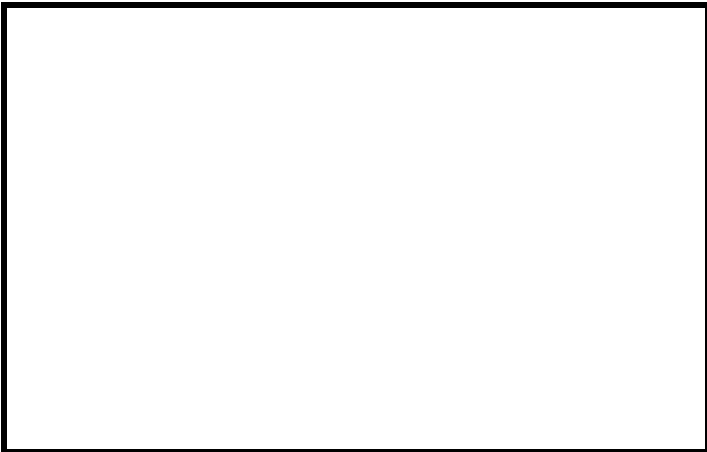
BSMT AREA: 0 TOTAL AREA: 6000 ROOF: SLANT CONST TYPE: STEEL
1SFLOOR AREA: 6000 EXT MATERIAL: STEEL
UPPER FLR AREA: 0 MARKETABLE AREA: 6000 AMENITIES: 952 SF CONC. PAVING---(1) 10 X 10 OVRHD--
(1) 12 X 15 OVRHD--LOADING DOCK

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

PROPERTY NOTES:

STORAGE (FULLEN)--NO PICTURE PROVIDED BY COUNTY

OVERALL COND: AV PR/SF: \$10.00 PR/UNIT: \$60,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	275-15-0-00-06-027.20-0	<input type="checkbox"/> M	SVQ	28016259
DB	282	PG	649	ADDRESS: 845 Midstates Dr					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$80,000 ADJ SALE AMT: \$80,000

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

SALE NOTES: Seller was the selling agent.

BUILT AS:		PREFAB WAREHOUSE		USED AS:		PREFAB WAREHOUSE	
399.0				399.0			
ZONING:	CONFORMING	LAND AREA:	.59 acres	# OF UNITS:	1	YRBLT:	1999
LOCATION: INDUSTRIAL				STORY HT:	1	WALL HT:	15
				PARKING: ONSITE ADQ			
BSMT AREA:		TOTAL AREA:	2520	ROOF:	PITCHED(	CONST TYPE:	WOOD FRAME
1SFLOOR AREA:	2520			EXT MATERIAL:	STEEL		
UPPER FLR AREA:	0	MARKETABLE AREA:	2520	AMENITIES: 1 14x14 electric overhead door, canopy area 12x36, and parking 16x25.			
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	
				GRM:			

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$31.75

PR/UNIT: \$80,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	273-06-0-30-09-006.00-0	<input checked="" type="checkbox"/> M	SVQ	28016652
DB	285	PG	546	ADDRESS: 2704 N Taylor Plz					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 08 SALE YR: 2008 SALE AMT: \$65,000 ADJ SALE AMT: \$65,000

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

SALE NOTES: Original asking price for the building was \$85,000. Property needed TLC.

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	CONFORMING	LAND AREA:	21,481 Sqft
		# OF UNITS:	1
		YRBLT:	1976
LOCATION:	INDUSTRIAL	STORY HT:	1
		WALL HT:	12
		PARKING:	ON & OFF SITE
BSMT AREA:	0	TOTAL AREA:	6675
1SFLOOR AREA:	6675	ROOF:	PITCHED(
		CONST TYPE:	WOOD FRAME
UPPER FLR AREA:		EXT MATERIAL:	STEEL
		MARKETABLE AREA:	6675
		AMENITIES:	Property has building that was added on to on the back of the building two times. First addition built in 1978, 33x35, wood frame and wood exterior. Second addition built in
PHY FR	FUNC FR	ECON FR	MONTHLY RENT:
			GRM:

PROPERTY NOTES:

Building was a pet & garden business before Mr. Bruno owned it. He rented out to many different people for many different businesses. Before he could no longer rent it out because of the condition of the building. He did fix the roof before selling it.

OVERALL COND: FR PR/SF: \$9.74 PR/UNIT: \$65,000



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	275-16-0-40-01-010.06-0	<input type="checkbox"/> M	SVQ	28016231	
DB	282	PG	354	ADDRESS: 2995 PRAIRIE AVE						
CITY: Garden City								ECONOMIC CODE:	212	

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$45,000 ADJ SALE AMT: \$45,000

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

SALE NOTES: THE BUYER WAS THE RENTER IN THE BUILDING.

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE						
399.0		399.0							
ZONING:	CONFORMING	LAND AREA:	9148 SF	# OF UNITS:	1	YRBLT:	1994	PARKING:	
LOCATION:	INDUSTRIAL	STORY HT:	1	WALL HT:	14	ON & OFF SITE			
BSMT AREA:	0	TOTAL AREA:	2000	ROOF:	SLANT	CONST TYPE:	STEEL		
1SFLOOR AREA:	2000	EXT MATERIAL:	STEEL						
UPPER FLR AREA:	0	MARKETABLE AREA:	2000	AMENITIES:					
PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00	GRM:	#Error

PROPERTY NOTES:

OVERALL COND: AV

PR/SF: \$22.50

PR/UNIT: \$45,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	194-17-0-20-09-001.02-0	<input type="checkbox"/> M	SVQ	56019699
DB	2009	PG	06787	ADDRESS: 2928 W SOUTH AVE					
CITY: EMPORIA								ECONOMIC CODE:	212

SALE MONTH: 06 SALE YR: 2009 SALE AMT: \$128,500 ADJ SALE AMT: \$128,500

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

SALE NOTES:

BUILT AS:

RETAIL SINGLE

USED AS:

PREFAB WAREHOUSE

0.0

0.0

ZONING: CONFORMING

LAND AREA: 52272 sq ft

OF UNITS: 1

YRBLT: 2002

PARKING:

LOCATION: RURAL CLUSTER

STORY HT: 1

WALL HT: 12

ON & OFF SITE

BSMT AREA:

TOTAL AREA: 3600

ROOF: PITCHED(

CONST TYPE: STEEL

1SFLOOR AREA:

3600

EXT MATERIAL:

STEEL

UPPER FLR AREA:

MARKETABLE AREA: 3600

AMENITIES:

PHY AV

FUNC AV

ECON AV

MONTHLY RENT:

GRM:

PROPERTY NOTES:

purchased by the city of emporia from financial institution after foreclosure. city owns adjoining property

OVERALL COND: AV

PR/SF: \$35.69

PR/UNIT: \$128,500

KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	026-11-0-20-05-002.02-0	<input type="checkbox"/> M	SVQ	28016768
DB	286	PG	262	ADDRESS: 2918 W Jones					
CITY: Garden City						ECONOMIC CODE:		212	

SALE MONTH: 10 SALE YR: 2008 SALE AMT: \$60,000 ADJ SALE AMT: \$60,000

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

SALE NOTES: Building was once upon a time a bar. The building has sit empty for many years. The interior was all removed leaving it to be an empty metal building. The seller has been trying to sell all of his buildings with high asking price for buildings that nee

BUILT AS:	PREFAB WAREHOUSE	USED AS:	PREFAB WAREHOUSE
399.0		399.0	
ZONING:	NOT APPLICABLE	LAND AREA:	.59 acres
# OF UNITS:	1	YRBLT:	1976
LOCATION:	BUSINESS CLUSTER	STORY HT:	1
WALL HT:	14	PARKING:	ONSITE ADQ
BSMT AREA:		TOTAL AREA:	3945
1SFLOOR AREA:	3945	ROOF:	PITCHED(
UPPER FLR AREA:		CONST TYPE:	STEEL
MARKETABLE AREA:	3945	EXT MATERIAL:	STEEL
AMENITIES:	1-12x12 over head door, and little concrete parking		
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:
GRM:			

PROPERTY NOTES:

The new owners are next door to this building. They are using this building as a garage/mechanic building. Business is auto dealer.

OVERALL COND: AV

PR/SF: \$15.21

PR/UNIT: \$60,000

