

KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-17-0-40-05-009.00-0	<input checked="" type="checkbox"/> M	SVQ	40018820	
DB	223	PG	368	ADDRESS: 606 N MAIN ST						
CITY: NEWTON							ECONOMIC CODE:		312	

SALE MONTH: **10** SALE YR: **2008** SALE AMT: **\$250,000** ADJ SALE AMT: **\$250,000**

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

SALE NOTES: SALE ALSO INCLUDES PARCEL 094-17-0-40-05-003.00-0 WHICH IS PARKING BEHIND BANK

BUILT AS: **BANK/FINANCIAL INST** **USED AS:** **BANK/FINANCIAL INST**
 351.0 351.0

ZONING: **CONFORMING** LAND AREA: **36,127 SQ FT** # OF UNITS: **1** YRBLT: **1978**

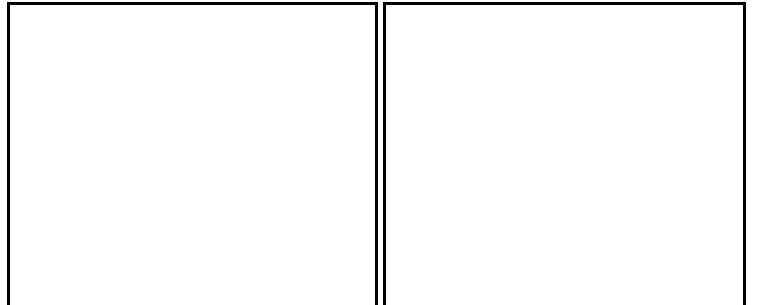
LOCATION: **DOWNTOWN -MAIN** STORY HT: **2** WALL HT: **14** PARKING: **ONSITE ADQ**

BSMT AREA: **3976** TOTAL AREA: **18750** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**
 1SFLOOR AREA: **9400** EXT MATERIAL: **BRICK**
 UPPER FLR AREA: **5374** MARKETABLE AREA: **18750** AMENITIES:

PHY FR FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:
 BANK DOES NOT HAVE DRIVE UP TELLER

OVERALL COND: **AV** PR/SF: **\$13.33** PR/UNIT: **\$250,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	274-18-0-10-10-002.00-0	<input checked="" type="checkbox"/> M	SVQ	28016288
DB	282	PG	842	ADDRESS:	908 N MAIN				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$939,000** ADJ SALE AMT: **\$939,000**

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

SALE NOTES: SALE INCLUDED THE BANK AND A SMALL HOUSE THAT SITS BESIDE THE BANK. THE SELLER PURCHASED THIS HOME MAY, 2007 FOR \$20,000

BUILT AS: **BANK/FINANCIAL INST** **USED AS:** **BANK/FINANCIAL INST**
 351.0 351.0

ZONING: **CONFORMING** LAND AREA: **25438 SF** # OF UNITS: **1** YRBLT: **1976**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **11** PARKING: **ONSITE ADEQUATE**

BSMT AREA: **5161** TOTAL AREA: **10212** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**
 1SFLOOR AREA: **5051** EXT MATERIAL: **BRICK**
 UPPER FLR AREA: **0** MARKETABLE AREA: **10212** AMENITIES:

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

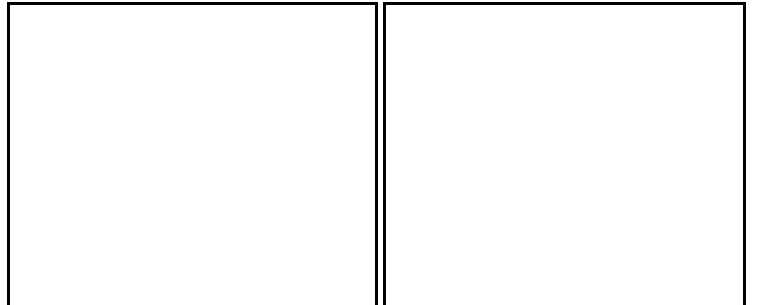
PROPERTY NOTES:

I THINK THE SELLERS PURCHASED THE HOME TO DEMO AND EXPAND THEIR PARKING LOT.

OVERALL COND: **GD**

PR/SF: **\$91.95**

PR/UNIT: **\$939,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	272-09-0-30-06-020.02-0	<input type="checkbox"/> M	SVQ	28016287
DB	282	PG	841	ADDRESS:	2412 E KANSAS AVE				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$711,000** ADJ SALE AMT: **\$711,000**

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

SALE NOTES:

BUILT AS:

BANK/FINANCIAL INST

USED AS:

BANK/FINANCIAL INST

351.0

351.0

ZONING: **CONFORMING**

LAND AREA: **43560 SF**

OF UNITS: **1**

YRBLT: **1996**

PARKING:

LOCATION: **MAJOR STRIP- STABLE/DEVELOPING**

STORY HT: **1**

WALL HT: **11**

ONSITE ADEQUATE

BSMT AREA: **608**

TOTAL AREA: **4368**

ROOF: **SLANT**

CONST TYPE: **CONC LOAD BEARING**

1SFLOOR AREA: **3760**

EXT MATERIAL: **STUCCO**

UPPER FLR AREA: **0**

MARKETABLE AREA: **3760**

AMENITIES:

PHY **GD** FUNC **GD** ECON **GD** MONTHLY RENT: **\$0.00**

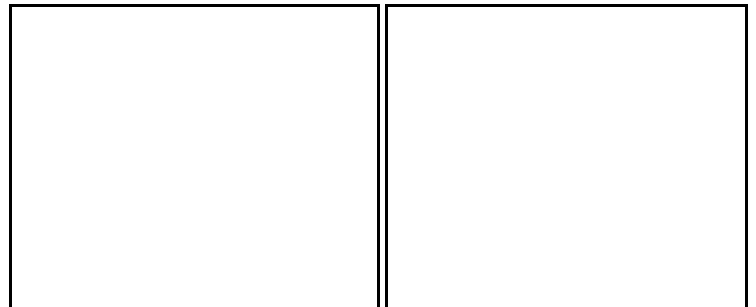
GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **GD**

PR/SF: **\$189.10**

PR/UNIT: **\$711,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	035-16-0-10-13-006.01-0	<input type="checkbox"/> M	SVQ	40018921
DB	223	PG	625	ADDRESS:	353 N OLD HWY 81				
CITY:	HESSTON			ECONOMIC CODE:	501				

SALE MONTH: **01** SALE YR: **2009** SALE AMT: **\$125,000** ADJ SALE AMT: **\$125,000**

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

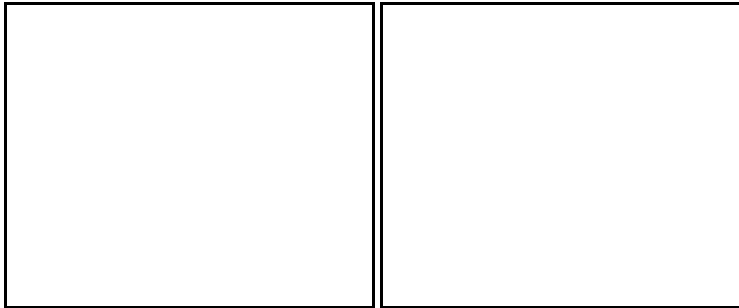
SALE NOTES: PROPERTY SOLD TO DENTAL PARTNER

BUILT AS: **STRIP SHOP CENTER** **USED AS:** **MEDICAL OFFICE**

ZONING:	CONFORMING	LAND AREA:	5,790 SQ FT	# OF UNITS:	1	YRBLT:	1992	PARKING:	ONSITE ADQ
LOCATION:	BUSINESS CLUSTER	STORY HT:	1	WALL HT:	12	ROOF:	FLAT	CONST TYPE:	STEEL
BSMT AREA:	0	TOTAL AREA:	2400	EXT MATERIAL:	STEEL	AMENITIES: BUILDING WAS BUILT AS RETAIL BUT HAS BEEN REMODELED INTO DENTIST OFFICE			
1SFLOOR AREA:	2400	MARKETABLE AREA:	2400	PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	GRM:	
UPPER FLR AREA:	0								

PROPERTY NOTES:
BUILDING IS LOCATED ON ONE OF TWO MAIN ROADS IN HESSTON

OVERALL COND: **AV** PR/SF: **\$52.08** PR/UNIT: **\$125,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	SEWARD	088	REGION	SW	PIN	193-05-0-10-07-007.00-0	<input type="checkbox"/> M	SVQ	88011267
DB	611	PG	1028	ADDRESS:	3 S Clay				
CITY:	Liberal			ECONOMIC CODE:	312				

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$55,000** ADJ SALE AMT: **\$55,000**

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

SALE NOTES:

BUILT AS: **MEDICAL OFFICE** **USED AS:** **MEDICAL OFFICE**

349.0

349.0

ZONING: **CONFORMING** LAND AREA: **46 x 130** # OF UNITS: **1** YRBLT: **1963**

PARKING:

LOCATION: **MAJOR STRIP- STABLE/GROWTH** STORY HT: **1** WALL HT: **08** **ONSITE ADQ**

BSMT AREA: **336** TOTAL AREA: **1443** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **1107** EXT MATERIAL: **BRICK**

UPPER FLR AREA: MARKETABLE AREA: **1443** AMENITIES: ** The property is on the corner of 2nd and Clay.**

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

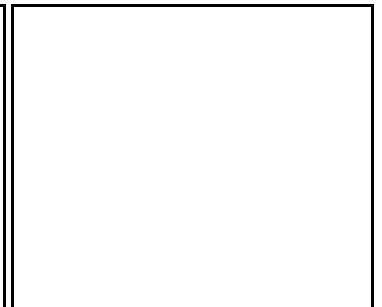
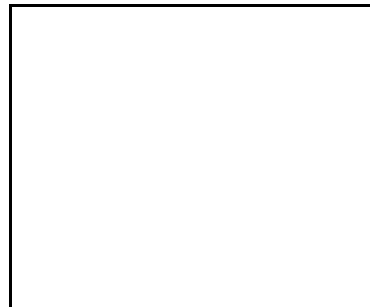
PROPERTY NOTES:

 NO PICTURE PROVIDED

OVERALL COND: **AV**

PR/SF: **\$38.12**

PR/UNIT: **\$55,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	274-18-0-30-14-007.00-0	<input type="checkbox"/> M	SVQ	28016565	
DB	284	PG	980	ADDRESS:	115 N Main					
CITY:	Garden City			ECONOMIC CODE:	212					

SALE MONTH: 06 SALE YR: 2008 SALE AMT: \$1,200,000 ADJ SALE AMT: \$1,200,000

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

SALE NOTES: Personal Property was charitable donation. There was an appraisal but the sale amount was negotiated based on appraisal.

BUILT AS: MEDICAL OFFICE USED AS: MEDICAL OFFICE
349.0 349.0

ZONING: CONFORMING LAND AREA: 28,000 Sqft # OF UNITS: 1 YRBLT: 1992

LOCATION: DOWNTOWN -MAIN STORY HT: 1 WALL HT: 14 PARKING: ON & OFF SITE

BSMT AREA: 0 TOTAL AREA: 10027 ROOF: FLAT CONST TYPE: STEEL

1SFLOOR AREA: 10027 EXT MATERIAL: BRICK

UPPER FLR AREA: MARKETABLE AREA: 10027 AMENITIES: This property came off of an IRB in 2003.

PHY GD FUNC GD ECON GD MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: GD

PR/SF: \$119.68

PR/UNIT: \$1,200,000

KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	274-18-0-10-37-001.00-0	<input type="checkbox"/> M	SVQ	28016495
DB	284	PG	502	ADDRESS:	509 N Sixth				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **05** SALE YR: **2008** SALE AMT: **\$172,500** ADJ SALE AMT: **\$172,500**

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

SALE NOTES:

BUILT AS: **MEDICAL OFFICE** **USED AS:** **MEDICAL OFFICE**

349.0 349.0

ZONING: **CONFORMING** LAND AREA: **11800 sqft** # OF UNITS: **1** YRBLT: **1962**

LOCATION: **NBHD SUPPORT AREA** STORY HT: **1** WALL HT: **10** PARKING: **ON & OFF SITE**

BSMT AREA: **1696** TOTAL AREA: **4547** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

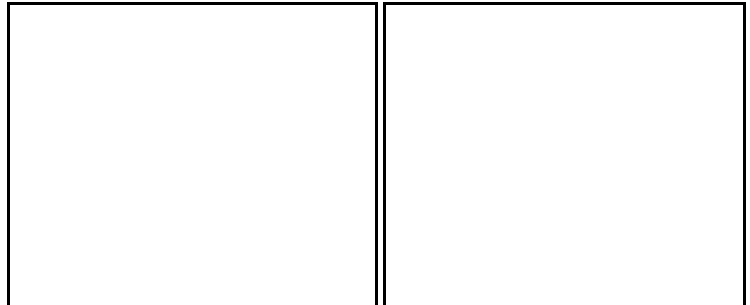
1SFLOOR AREA: **2851** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **0** MARKETABLE AREA: **2851** AMENITIES: **Property is across the street of our hospital. The owner is ABC Pregnancy. The help people that don't have insurance with prenatal help, and care.**

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$60.51** PR/UNIT: **\$172,500**



KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	161-01-0-10-35-002.00-0	<input type="checkbox"/> M	SVQ	25003933
DB	97	PG	543	ADDRESS:	203 E RANDOLPH				
CITY:	Howard			ECONOMIC CODE:	711				

SALE MONTH: **01** SALE YR: **2009** SALE AMT: **\$14,000** ADJ SALE AMT: **\$14,000**

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

SALE NOTES: BUYER APPROACHED SELLER 3 TIMES BEFORE SELLER WOULD SELL --NEW CH/CA PUT IN IN 2008--BUYER THOUGHT BLDG WORTH \$9,000 + \$5,000 FOR CH/CA

BUILT AS: OFFICE BLDG **USED AS:** OFFICE BLDG
 353.0 353.0

ZONING: **CONFORMING** LAND AREA: **143 X 100** # OF UNITS: **1** YRBLT: **1920**

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

BSMT AREA: **0** TOTAL AREA: **464** ROOF: **SLANT** CONST TYPE: **WOOD FRAME**
 1SFLOOR AREA: **464** EXT MATERIAL: **SIDING(VINYL, HARDIE, ETC.)**
 UPPER FLR AREA: **0** MARKETABLE AREA: **464** AMENITIES: **400 SF CONC. PAVING--12 X 20 DETACHED FRM GARAGE**

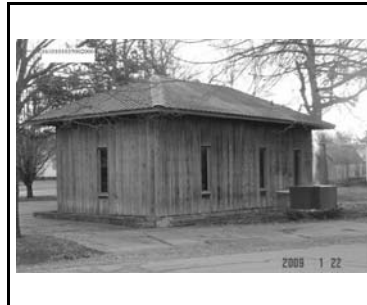
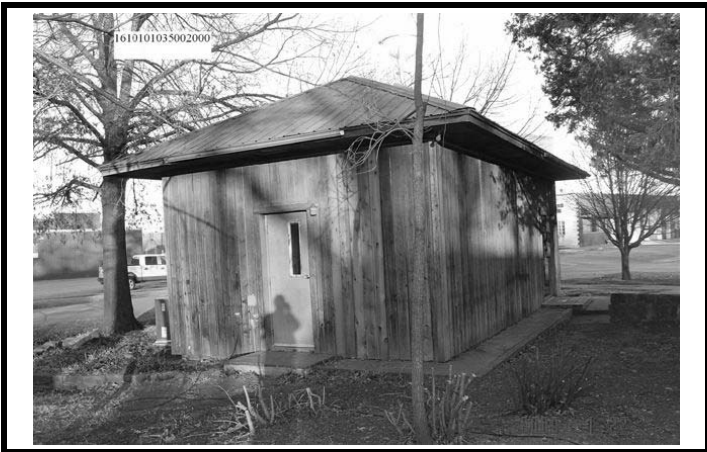
PHY AV FUNC AV ECON AV MONTHLY RENT: **\$0.00** GRM: **#Error**

PROPERTY NOTES:

OVERALL COND: **AV**

PR/SF: **\$30.17**

PR/UNIT: **\$14,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	ELK	025	REGION	SE	PIN	161-01-0-20-45-012.00-0	<input type="checkbox"/> M	SVQ	25003921
DB	97	PG	497	ADDRESS:	112 S WABASH				
CITY:	Howard			ECONOMIC CODE:	711				

SALE MONTH: **11** SALE YR: **2008** SALE AMT: **\$10,000** ADJ SALE AMT: **\$10,000**

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

SALE NOTES: BUYER WILL EMPLOY SELLER PART-TIME

BUILT AS: **DOWNTOWN ROW -OTHER** **USED AS:** **OFFICE BLDG**

ZONING:	CONFORMING	LAND AREA:	25X143	# OF UNITS:	1	YRBLT:	1920	PARKING:	OFFSITE ADEQUAT
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	NORMAL	ROOF:	FLAT	CONST TYPE:	STONE ONLY
BSMT AREA:	0	TOTAL AREA:	1250	EXT MATERIAL:	STONE	AMENITIES:			
1SFLOOR AREA:	1250	MARKETABLE AREA:	1250						
UPPER FLR AREA:	0								
PHY	FR	FUNC	FR	ECON	FR	MONTHLY RENT:	\$0.00	GRM:	#Error

PROPERTY NOTES:
KATY'S TAX SERVICE - DOWNTOWN ROW STRUCTURE

OVERALL COND: **FR** **PR/SF:** **\$8.00** **PR/UNIT:** **\$10,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	108-27-0-40-02-042.00-0	<input type="checkbox"/> M	SVQ	18021368
DB	822	PG	212	ADDRESS:	418 W 5th				
CITY:	Burden			ECONOMIC CODE:	701				

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$7,500** ADJ SALE AMT: **\$7,500**

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

SALE NOTES: This is a property which was built as a Dairy Queen years ago and has been used as an oil company office most recently. It has sat empty for the past couple years. The buyer approached the seller to rent the property and ended up purchasing. No apprais

BUILT AS: **FAST FOOD RESTAURANT** **USED AS:** **OFFICE BLDG**

ZONING: **NOT APPLICABLE** LAND AREA: **63 x 145 lot** # OF UNITS: **1** YRBLT: **1950**

LOCATION: **SECONDARY STRIP** STORY HT: **1** WALL HT: **8** PARKING: **ON & OFF SITE**

BSMT AREA: **0.0** TOTAL AREA: **687** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

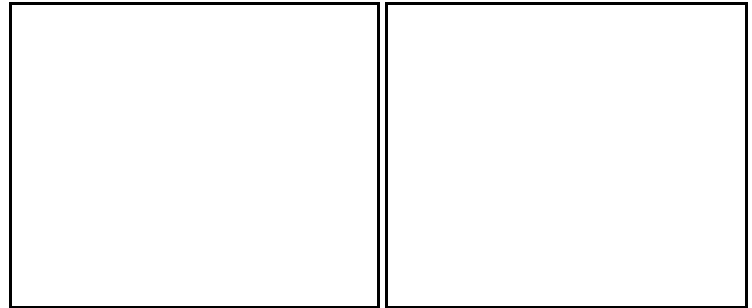
1SFLOOR AREA: **687** EXT MATERIAL: **SIDING(VINLYL, HARDIE,ETC)**

UPPER FLR AREA: **0.0** MARKETABLE AREA: **687** AMENITIES:

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

PROPERTY NOTES: This property is located in Burden right on 166 Hwy. as you come into town. It is a small building in fair condition with parking around the building on site.

OVERALL COND: **FR** PR/SF: **\$10.92** PR/UNIT: **\$7,500**



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	156-14-0-30-17-004.00-0	<input type="checkbox"/> M	SVQ	96016076
DB	759	PG	461	ADDRESS:	116 E. Harvey				
CITY:	Wellington			ECONOMIC CODE:	412				

SALE MONTH: **02** SALE YR: **2008** SALE AMT: **\$85,000** ADJ SALE AMT: **\$85,000**

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

SALE NOTES: The buyer was the previous tenants, and they heard the seller was moving, they then approached seller to buy the property. To buyers knowledge this was never on the open market.

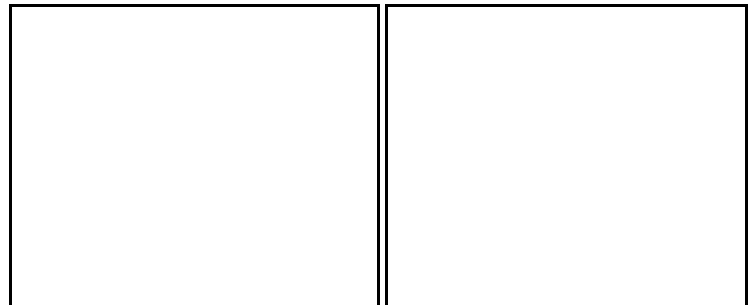
BUILT AS:	OFFICE BLDG	USED AS:	OFFICE BLDG
353.0		353.0	
ZONING:	CONFORMING	LAND AREA:	70 x 140
# OF UNITS:	1	YRBLT:	1966
LOCATION:	DOWNTOWN - SECONDARY	STORY HT:	1
WALL HT:	18	PARKING:	OFFSITE ADQ
BSMT AREA:	0	TOTAL AREA:	2928
ROOF:	FLAT	CONST TYPE:	FRAME W STEEL JOIST
1SFLOOR AREA:	2928	EXT MATERIAL:	BRICK
UPPER FLR AREA:	0	MARKETABLE AREA:	2928
AMENITIES:			
PHY FR	FUNC FR	ECON FR	MONTHLY RENT:
			GRM:

PROPERTY NOTES:

OVERALL COND: **FR**

PR/SF: **\$29.03**

PR/UNIT: **\$85,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	178-28-0-30-01-003.00-0	<input type="checkbox"/> M	SVQ	18021461
DB	824	PG	183	ADDRESS:	1214 Main				
CITY:	Winfield			ECONOMIC CODE:	312				

SALE MONTH: **10** SALE YR: **2008** SALE AMT: **\$180,000** ADJ SALE AMT: **\$180,000**

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

SALE NOTES: This is a new office building located on Main Street in Winfield. It has two office/retail spaces in it. The buyer approached the seller to rent one of the vacant spaces for her business when the transaction transpired. The other space was leased at

BUILT AS: **OFFICE BLDG** USED AS: **OFFICE BLDG**
 353.0 353.0

ZONING: **CONFORMING** LAND AREA: **063 x 140 lot** # OF UNITS: **2** YRBLT: **2005**

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

BSMT AREA: TOTAL AREA: **1311** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **1311** EXT MATERIAL: **MAS/OTHER MIX**

UPPER FLR AREA: MARKETABLE AREA: **1311** AMENITIES:

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

PROPERTY NOTES:

This parcel was built new in 2005 and has been leased prior to the sale. It is in a good location and now houses an insurance office and a temporary work force office.

OVERALL COND: **GD** PR/SF: **\$137.30** PR/UNIT: **\$90,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	094-17-0-20-11-014.00-0	<input type="checkbox"/> M	SVQ	40018944
DB	223	PG	710	ADDRESS:	1103 N MAIN ST				
CITY:	NEWTON			ECONOMIC CODE:	312				

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

SALE TYPE: MKT TIME: ADJ REASON

SALE NOTES:

BUILT AS: USED AS:

ZONING: LAND AREA: # OF UNITS: YRBLT:

LOCATION: STORY HT: WALL HT: PARKING:

BSMT AREA: TOTAL AREA: ROOF: CONST TYPE:

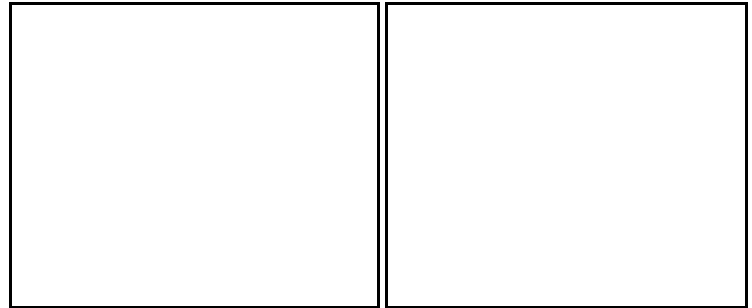
1SFLOOR AREA: EXT MATERIAL:

UPPER FLR AREA: MARKETABLE AREA: AMENITIES:

PHY FUNC ECON MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: PR/SF: PR/UNIT:



KANSAS SALES BASE - SALE REPORT

COUNTY	FORD	029	REGION	SW	PIN	086-23-0-40-07-018.00-0	<input checked="" type="checkbox"/> M	SVQ	29018311
DB	234	PG	57	ADDRESS:	2011 CENTRAL AVE				
CITY:	DODGE CITY			ECONOMIC CODE:	212				

SALE MONTH: **03** SALE YR: **2009** SALE AMT: **\$300,000** ADJ SALE AMT: **\$300,000**

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

SALE NOTES: INCLUDES 086-23-0-40-07-019.00-0 - 8,625' LAND, PAVING AND FENCE

BUILT AS: OFFICE BLDG **USED AS:** OFFICE BLDG

353.0 353.0

ZONING: **CONFORMING** LAND AREA: **20,010** # OF UNITS: **1** YRBLT: **1979**

LOCATION: **MAJOR STRIP - DECLINE** STORY HT: **1** WALL HT: **8** PARKING: **ONSITE ADQ**

BSMT AREA: **4048** TOTAL AREA: **8096** ROOF: **PITCHED(** CONST TYPE: **CONC LOAD BEARING**

1SFLOOR AREA: **4048** EXT MATERIAL: **BRICK**

UPPER FLR AREA: MARKETABLE AREA: **8096** AMENITIES: **CANOPYS, PAVING, FENCING**

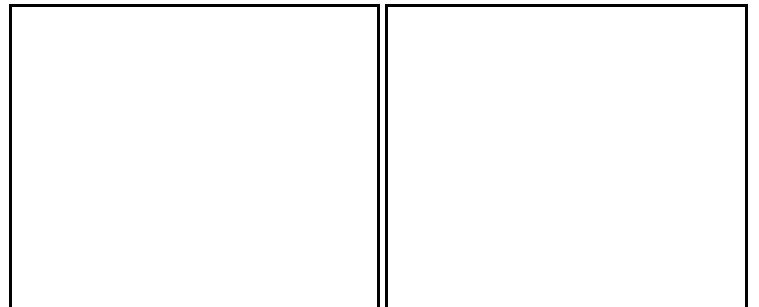
PHY **AV** FUNC **AV** ECON **AV** MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **AV**

PR/SF: **\$37.06**

PR/UNIT: **\$300,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	275-16-0-20-07-006.00-0	<input type="checkbox"/> M	SVQ	28016633
DB	285	PG	396	ADDRESS:	2009 E Spruce				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$180,100** ADJ SALE AMT: **\$180,100**

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

SALE NOTES:

BUILT AS: OFFICE BLDG **USED AS:** OFFICE BLDG
 353.0 353.0

ZONING: **CONFORMING** LAND AREA: **22,924 SQFT** # OF UNITS: **1** YRBLT: **1984**

LOCATION: **NBHD SUPPORT AREA** STORY HT: **1** WALL HT: **9** PARKING: **ONSITE ADQ**

BSMT AREA: **0** TOTAL AREA: **3382** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **3382** EXT MATERIAL: **BRICK**

UPPER FLR AREA: MARKETABLE AREA: **3382** AMENITIES:

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

PROPERTY NOTES:

The building has a walk in cooler. The prior owner was a seed company.

OVERALL COND: **GD** PR/SF: **\$53.25** PR/UNIT: **\$180,100**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	274-18-0-10-35-003.00-0	<input type="checkbox"/> M	SVQ	28016575
DB	285	PG	64	ADDRESS:	501 N Main				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$90,000** ADJ SALE AMT: **\$75,000**

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

SALE NOTES: Buyer and seller knew each other as friends. Buyer was looking for a property at the downtown location for office use. Seller had this location downtown that had been sitting empty for many years.

BUILT AS: **SERVICE STATION** USED AS: **OFFICE BLDG**

ZONING: **CONFORMING** LAND AREA: **5300 Sqft** # OF UNITS: **1** YRBLT: **1951**

LOCATION: **DOWNTOWN -MAIN** STORY HT: **1** WALL HT: **13** PARKING: **ON & OFF SITE**

BSMT AREA: **0** TOTAL AREA: **4396** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **3492** EXT MATERIAL: **WOOD**

UPPER FLR AREA: **MARKETABLE AREA: 3492** AMENITIES: **There is attic area that has 904 sqft.**

PHY FR FUNC AV ECON FR MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **PR** PR/SF: **\$21.48** PR/UNIT: **\$75,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	274-18-0-40-06-005.00-0	<input type="checkbox"/> M	SVQ	28016256
DB	282	PG	618	ADDRESS:	122 W LAUREL				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **01** SALE YR: **2008** SALE AMT: **\$205,000** ADJ SALE AMT: **\$205,000**

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

SALE NOTES: MANAGING MEMBER OF LLC IS BROTHER OF BUYER

BUILT AS: OFFICE BLDG **USED AS:** OFFICE BLDG

353.0 353.0

ZONING: **CONFORMING** LAND AREA: **2575 SF** # OF UNITS: **1** YRBLT: **1972**

LOCATION: **DOWNTOWN - SECONDARY** STORY HT: **1** WALL HT: **11** PARKING: **OFFSITE ADEQUAT**

BSMT AREA: **0** TOTAL AREA: **2188** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **2188** EXT MATERIAL: **BRICK**

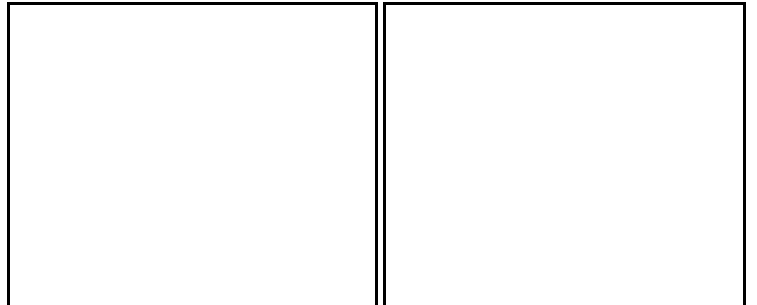
UPPER FLR AREA: **0** MARKETABLE AREA: **2188** AMENITIES:

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

PROPERTY NOTES:

THE BUILDING WAS BUILT AS A BANK. THE BUILDING NO LONGER HAS A VAULT INSIDE. IT HAS NO DRIVE THROUGH AND

OVERALL COND: **GD** PR/SF: **\$93.69** PR/UNIT: **\$205,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	FINNEY	028	REGION	SW	PIN	273-08-0-10-01-001.02-0	<input type="checkbox"/> M	SVQ	28016758
DB	286	PG	164	ADDRESS:	2501 N Campus				
CITY:	Garden City			ECONOMIC CODE:	212				

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$1,150,000** ADJ SALE AMT: **\$1,150,000**

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

SALE NOTES: Property has been listed with many different companies for over 2 years. The original asking price was 1,200,000. The building was listed on loopnet.com for at least 1 year. Then it was listed with a local realtor. The building is full of tenants. T

BUILT AS: **OFFICE BLDG** USED AS: **OFFICE BLDG**
 353.0 353.0

ZONING: **NONCONFORMING** LAND AREA: **46,065 sqft** # OF UNITS: **1** YRBLT: **1998**

LOCATION: **SECONDARY STRIP** STORY HT: **1** WALL HT: **13** PARKING: **ONSITE ADQ**

BSMT AREA: TOTAL AREA: **13276** ROOF: **FLAT** CONST TYPE: **STEEL**

1SFLOOR AREA: **13276** EXT MATERIAL: **BRICK**

UPPER FLR AREA: MARKETABLE AREA: **13276** AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: **GD** PR/SF: **\$86.62** PR/UNIT: **\$1,150,000**



KANSAS SALES BASE - SALE REPORT

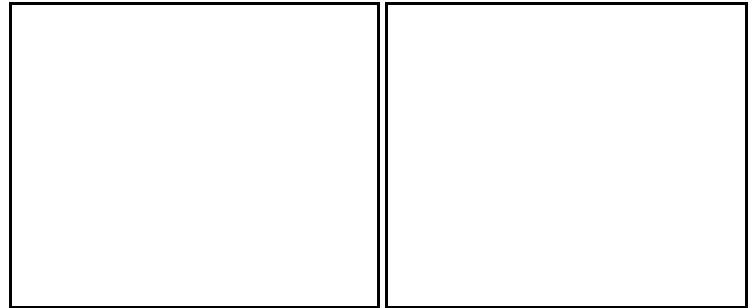
COUNTY	FORD	029	REGION	SW	PIN	029-29-0-10-19-003.00-0	<input checked="" type="checkbox"/> M	SVQ	29017762
DB	232	PG	399	ADDRESS:	314 N MAIN ST				
CITY:	Dodge City			ECONOMIC CODE:	212				

SALE MONTH:	05	SALE YR:	2008	SALE AMT:	\$210,000	ADJ SALE AMT:	\$210,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON:	NOT ADJUSTED
SALE NOTES:	MULTI PARCEL SALE						

BUILT AS:	DOWNTOWN ROW BRICK		USED AS:	OFFICE BLDG			
	0.0			0.0			
ZONING:	CONFORMING	LAND AREA:	35000 SF	# OF UNITS:	1	YRBLT:	1920
LOCATION:	RURAL CLUSTER		STORY HT:	1	WALL HT:	14	PARKING:
							ONSITE ADEQUATE
BSMT AREA:	0	TOTAL AREA:	9120	ROOF:	FLAT	CONST TYPE:	BRICK ONLY
1SFLOOR AREA:	9120	MARKETABLE AREA:	9120	EXT MATERIAL:	BRICK		
UPPER FLR AREA:	0	AMENITIES:					
PHY AV	FUNC AV	ECON AV	MONTHLY RENT:	\$0.00	GRM:	#Error	

PROPERTY NOTES:
 51 X 91 OFFICE BLDG & 1980 SF POST OFFICE WITH 4 X 5 CANOPY BUILT IN 1920 WITH 1330 SF OF CONC. PAVING--36 X 49 OFFICE BLDG BUILT IN 1987--15 X 49 OFFICE BLDG ADDN BUILT IN 2005--TWO VACANT LOTS ALSO WENT WITH THIS SALE--ONE LOT IS USED AS PARKING WITH 10500 SF CONC. PAVING, THE OTHER & 100 X 140 LOT IS VAC

OVERALL COND: **AV** PR/SF: **\$23.03** PR/UNIT: **\$210,000**



KANSAS SALES BASE - SALE REPORT

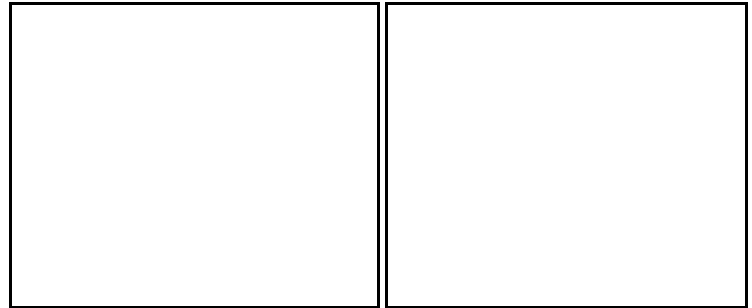
COUNTY	FORD	029	REGION	SW	PIN	087-26-0-30-40-009.00-0	<input type="checkbox"/> M	SVQ	29017728		
DB	232	PG	310*	ADDRESS: 1000 W WYATT EARP BLVD							
CITY: Dodge City								ECONOMIC CODE:	212		

SALE MONTH:	04	SALE YR:	2008	SALE AMT:	\$160,000	ADJ SALE AMT:	\$160,000
SALE TYPE:	OPEN MARKET-LISTED		MKT TIME:	UNKNOWN		ADJ REASON	NOT ADJUSTED
SALE NOTES: LISTED BY OWNER - REINERT REAL ESTATE							

BUILT AS:	OFFICE BLDG	USED AS:	OFFICE BLDG								
353.0		353.0									
ZONING:	CONFORMING	LAND AREA:	12877 SF	# OF UNITS:	1	YRBLT:	1970	PARKING:	ONSITE ADEQUATE		
LOCATION:	MAJOR STRIP- STABLE/DEVELOPING	STORY HT:	1	WALL HT:	10	ROOF:	FLAT	CONST TYPE:	WOOD FRAME		
BSMT AREA:	0	TOTAL AREA:	3026	EXT MATERIAL:	BRICK						
1SFLOOR AREA:	3026	MARKETABLE AREA:	3026	AMENITIES:	11300 SF ASPHALT PAVING--6 X 68 CANOPY--WOOD FENCE--5 X 7 PORCH						
UPPER FLR AREA:	0	PHY	AV	FUNC	AV	ECON	AV	MONTHLY RENT:	\$0.00	GRM:	#Error

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$52.88** PR/UNIT: **\$160,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-30-02-002.00-0	<input type="checkbox"/> M	SVQ	56018839	
DB	476	PG	568	ADDRESS: 1130 SCOTT ST						
CITY: Emporia							ECONOMIC CODE: 212			

SALE MONTH: 01 SALE YR: 2008 SALE AMT: \$305,000 ADJ SALE AMT: \$305,000

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: OFFICE BLDG USED AS: OFFICE BLDG
 353.0 353.0

ZONING: CONFORMING LAND AREA: 140 X 216 # OF UNITS: 1 YRBLT: 1980

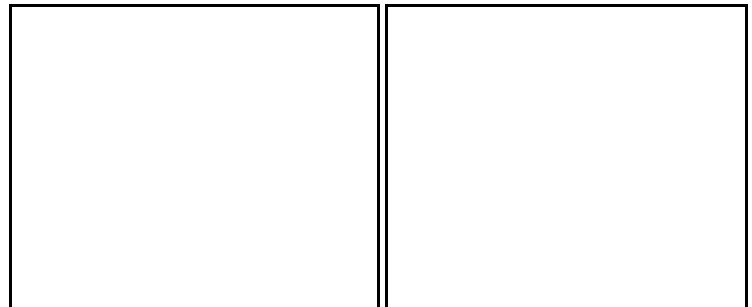
LOCATION: DOWNTOWN -SECONDARY STORY HT: 1 WALL HT: NORM PARKING: ONSITE ADEQUATE

BSMT AREA: 0 TOTAL AREA: 5000 ROOF: FLAT CONST TYPE: STEEL
 1SFLOOR AREA: 5000 EXT MATERIAL: STEEL
 UPPER FLR AREA: 0 MARKETABLE AREA: 5000 AMENITIES: 17000 SF CONC PAV

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

PROPERTY NOTES:

OVERALL COND: AV PR/SF: \$61.00 PR/UNIT: \$305,000



KANSAS SALES BASE - SALE REPORT

COUNTY	LYON	056	REGION	NE	PIN	193-08-0-10-04-007.01-2	<input type="checkbox"/> M	SVQ	56018820		
DB	476	PG	517	ADDRESS: 2504 W FIFTEENTH							
CITY: Emporia								ECONOMIC CODE:	212		

SALE MONTH: **01** SALE YR: **2008** SALE AMT: **\$157,000** ADJ SALE AMT: **\$157,000**

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

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

BUILT AS: OFFICE BLDG **USED AS:** OFFICE BLDG

353.0 353.0

ZONING: **CONFORMING** LAND AREA: **8104 SF** # OF UNITS: **1** YRBLT: **1980**

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

BSMT AREA: **0** TOTAL AREA: **2490** ROOF: **SLANT** CONST TYPE: **FRAME**

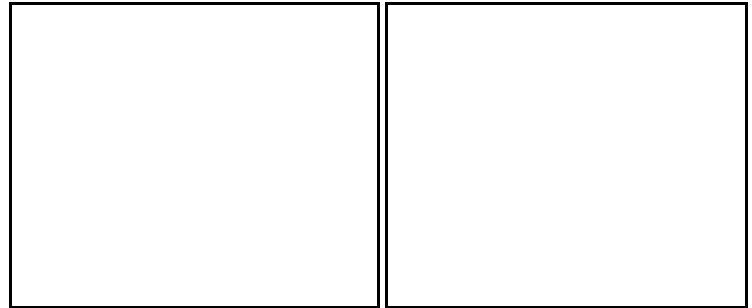
1SFLOOR AREA: **2490** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **0** MARKETABLE AREA: **2490** AMENITIES: **2806 SF CONC. PAVING**

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

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$63.05** PR/UNIT: **\$157,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	COWLEY	018	REGION	SC	PIN	294-18-0-30-02-009.03-2	<input type="checkbox"/> M	SVQ	18021372
DB	822	PG	355	ADDRESS:	2508 Edgemont Dr. Sutie #3				
CITY:	Arkansas City			ECONOMIC CODE:	302				

SALE MONTH: **09** SALE YR: **2008** SALE AMT: **\$46,600** ADJ SALE AMT: **\$42,600**

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

SALE NOTES: The seller approached the buyer who was being loaned space in the same building after a fire took his business. The price was an agreed upon amount between the two of them with \$4,000 in personal property being included in the sale price and itemized in

BUILT AS: OFFICE CONDO **USED AS:** OFFICE CONDO

355.0 355.0

ZONING: NOT APPLICABLE LAND AREA: 0 # OF UNITS: 1 YRBLT: 1972

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

BSMT AREA: TOTAL AREA: 1500 ROOF: PITCHED(CONST TYPE: WOOD FRAME

1SFLOOR AREA: 1500 EXT MATERIAL: BRICK

UPPER FLR AREA: MARKETABLE AREA: 1500 AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

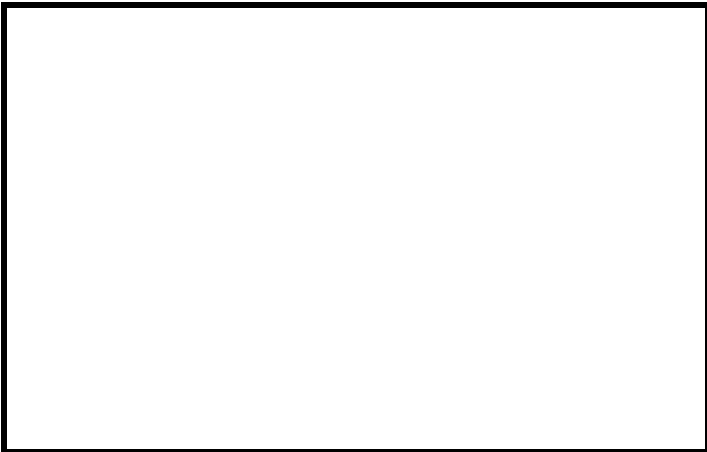
PROPERTY NOTES:

The property is a block off the main drag in Arkansas City Ks and houses 4 other offices.

OVERALL COND: **AV**

PR/SF: **\$28.40**

PR/UNIT: **\$42,600**



KANSAS SALES BASE - SALE REPORT

COUNTY	MARION	057	REGION	NC	PIN	243-08-0-20-02-001.00-0	<input type="checkbox"/> M	SVQ	57012439
DB	420	PG	203	ADDRESS:	207 E MAIN ST				
CITY:	GOESSEL			ECONOMIC CODE:	701				

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$35,800** ADJ SALE AMT: **\$35,800**

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

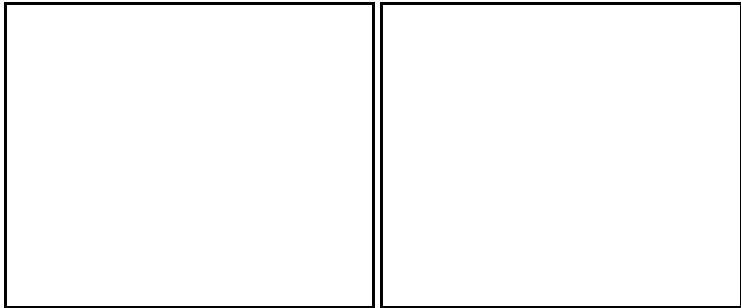
SALE NOTES: JUST BETWEEN PARTIES

BUILT AS: **RETAIL SINGLE** USED AS: **POST OFFICE**

ZONING:	CONFORMING	LAND AREA:	18400 SQFT	# OF UNITS:	1	YRBLT:	1960	PARKING:	ON & OFF SITE
LOCATION:	DOWNTOWN -MAIN	STORY HT:	1	WALL HT:	12	ROOF:	FLAT	CONST TYPE:	WOOD FRAME
BSMT AREA:		TOTAL AREA:	1104	EXT MATERIAL:	CONC BLOCK	AMENITIES:			
1SFLOOR AREA:	1104	MARKETABLE AREA:	1104						
UPPER FLR AREA:									
PHY	GD	FUNC	AV	ECON	AV	MONTHLY RENT:		GRM:	

PROPERTY NOTES:
RENTED TO POSTAL SERVICE

OVERALL COND: **GD** PR/SF: **\$32.43** PR/UNIT: **\$35,800**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	093-05-0-30-09-016.01-0	<input type="checkbox"/> M	SVQ	40018205
DB	221	PG	656	ADDRESS:	2509 N Main St				
CITY:	North Newton			ECONOMIC CODE:	601				

SALE MONTH: **03** SALE YR: **2008** SALE AMT: **\$135,000** ADJ SALE AMT: **\$135,000**

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

SALE NOTES: Property sold to the City of North Newton.

BUILT AS: **POST OFFICE** **USED AS:** **POST OFFICE**
 354.0 354.0

ZONING: **CONFORMING** LAND AREA: **5500 sq ft** # OF UNITS: **1** YRBLT: **1965**

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

BSMT AREA: **0** TOTAL AREA: **2500** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

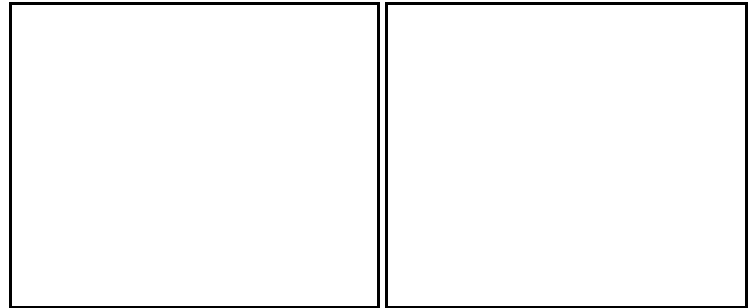
1SFLOOR AREA: **2500** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **0** MARKETABLE AREA: **2500** AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$54.00** PR/UNIT: **\$135,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	HARVEY	040	REGION	SC	PIN	035-16-0-10-14-002.00-0	<input type="checkbox"/> M	SVQ	40018576
DB	222	PG	635	ADDRESS:	120 W Knott St				
CITY:	Hesston			ECONOMIC CODE:	501				

SALE MONTH: **07** SALE YR: **2008** SALE AMT: **\$105,000** ADJ SALE AMT: **\$105,000**

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

SALE NOTES: Buyer bought 1/2 interest in property

BUILT AS: **POST OFFICE** **USED AS:** **POST OFFICE**
 354.0 354.0

ZONING: **CONFORMING** LAND AREA: **24000 sq ft** # OF UNITS: **1** YRBLT: **1971**

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

BSMT AREA: **0** TOTAL AREA: **6072** ROOF: **PITCHED(** CONST TYPE: **WOOD FRAME**

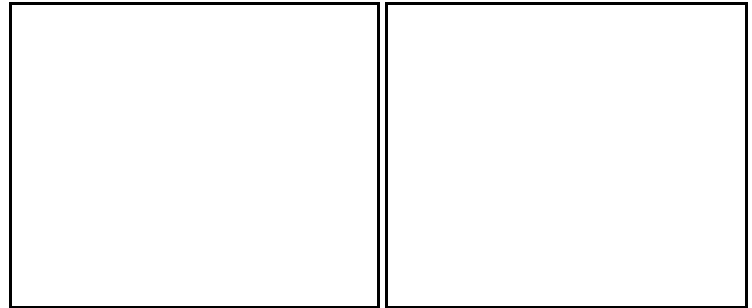
1SFLOOR AREA: **6072** EXT MATERIAL: **BRICK**

UPPER FLR AREA: **0** MARKETABLE AREA: **6072** AMENITIES:

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

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$17.29** PR/UNIT: **\$105,000**



KANSAS SALES BASE - SALE REPORT

COUNTY	SUMNER	096	REGION	SC	PIN	013-06-0-10-06-004.00-0	<input type="checkbox"/> M	SVQ	96016016
DB	757	PG	400	ADDRESS:	208 W. Main				
CITY:	Mulvane			ECONOMIC CODE:	401				

SALE MONTH: **05** SALE YR: **2006** SALE AMT: **\$73,000** ADJ SALE AMT: **\$73,000**

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

SALE NOTES: Seller Financed

BUILT AS: **DOWNTOWN ROW -OTHER** **USED AS:** **POST OFFICE**

ZONING: **CONFORMING** LAND AREA: **50 x 140** # OF UNITS: **1** YRBLT: **1900**

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

BSMT AREA: **0** TOTAL AREA: **3450** ROOF: **FLAT** CONST TYPE: **WOOD FRAME**

1SFLOOR AREA: **3450** EXT MATERIAL: **CONC BLOCK**

UPPER FLR AREA: **0** MARKETABLE AREA: **3450** AMENITIES:

PHY AV FUNC AV ECON AV MONTHLY RENT: GRM:

PROPERTY NOTES:

OVERALL COND: **AV** PR/SF: **\$21.16** PR/UNIT: **\$73,000**

