

Restricted Appraisal Report

Hisonic Industrial Buildings 310 North Marion Street, 300 North Marion Street, 249 North Troost Street Olathe, Johnson County, Kansas 66061

Report Date: June 20, 2023



FOR:

Jack Cooper 310 North Marion Street Olathe, Kansas, 66061

Valbridge Property Advisors | Kansas City

10990 Quivira Road, Suite 100 Overland Park, Kansas 66210 (913) 451-1451 phone (913) 529-4121 fax *valbridge.com*

Valbridge File Number: KS01-23-0345-000

310 N Marion Street, Olathe, KS 66061

Listing							
MLS#: 2 Commercia	1	atus: A	061 ctive =Pflumm;W=Moonligl		Johnson, KS	L Price: \$	1,900,000
		Name: L/S: # Stories Lsz: Min SF: Use:	164,271 - Square Fe Max SF: Manufacturing, Offic	Total SF e, Warehou	: 19,538		< ID: KCH 02 t ID: DORIANKE
Leased:	No	Curr Lse		formation Flood:		Cap Rt:	
Op Exp: Road: Parking:	City Street	Grs Inc:		Net Inc: Occupy: Location:	Owner To Vac Free Standing	ate	
Owners: Utilities: Interior: Exterior: Security: Accessibility Maint Pr: Ceiling Heigh	Private Rest Building Sigi	room	y Sewer, Water Door(s)	City Limits	:Yes	Streets:	Public Maint
Show:	Appointment	Only, List A	Listing Office	Information		List Dt:	08/21/2023
Poss:	Negotiable		5 / 1	t Service:		Exp Dt:	09/01/2024
List Type:	Exclusive Rig			ec Conds:	2 245 2000		
LO: LA: Agt Email:	BHG Kansas (Kenene Doria kenenedoriar	<u>in</u>	Ag		13-345-3000 13-710-1747	Ofc Ext: Ofc Fax:	913-345-3007
LA2: LA Cap:	Designated A		Agi	t Ph: -op: Sc	chedule Online	SAC: BAC: TBC:	n/a 3 3
Builder: Builder Plan			Sp	ec Docs:		CBO:	3 Gross Sale Price
InternetList	Yes	Bonus:	XD			Dual Var Cor	np:

Remarks & Directions

FANTASTIC OPPORTUNITY! Approximately 4 Acre Lot with 2 Large Paved Parking Lots * Vacant Land Surrounds it w/ Room for Expansion * SOOOO Close to DeSoto * Developments * Retail * Residential * Rail System * K-10, K-7, 435, I-35, Vicinity of K-7 and Santa Fe (135th)

Private Remarks - Showing Agt Info: Contact Listing Agent - Kenene Dorian 913-710-1747

Directions:

From K-7 (N Parker St) head east on W Santa Fe St (W 135th St), north on N Marion St, address is on the right. (hi sonic)

	Industrial		Busi Office	iness Information	Retail	Business Opp
Net Ch: Ofc SF: Whs SF: Cir Ht: #Drv In: #Dock: Dock Type: Dr Ht:	5,000 12 2 3	X Stop: Bs Yr: U-R: Allow:	Usable	Net Ch: Allow:		Business: Manufacturing, Other Includes: Real Estate, Other # Empl: Open:

Rail: Allow:

Will Sell:	Cash, Conven	tional	Finan	cial Information HOA:	on /	Deposit:	Security 1st Title
Tax:	\$25,000	Spc Tax:	\$0	Total Tax:	\$25,000	Tax Comm:	
Prev List Pr: S Brk: S Agent: Sale Terms: Major Rep: One Time Sh	\$1,800,000	Orig LP:	\$1,800,000	hange Inform Mod Dt: Cont Dt: Agency: Financial C Incentives	08/29/2023	Entry Dt: Close Dt: DUC:	08/21/2023

© Copyright 1999-2023 Heartland Multiple Listing Service - Information Deemed Reliable but Not Guaranteed.



SUBJECT DATA

Location Map and Aerial View



Location Map





Aerial View

Site Overview			
Property Name	Hisonic , Inc	Zoning Designation	MP-1 and M-2 - Light Industrial and Heavy
Street Address	310 North Marion Street, 300 North Marion Street.		Industrial and Heavy Industrial Districts
	249 North Troost Street	Zoning Conformance	Yes
Gross Land Area (GLA)	3.77 Ac. / 164,271 SF		
Site Remarks	The site is irregular and features and Interstate 35. According to 164,271 square feet located on of excess land. The excess land H 1 for industrial use. MP-1 and M The configuration of the subject parcels which results in irregular	o county records the site is three parcels. There are app has frontage along North Mo P-2 are both sought after zo t property is less than ideal	approximately 3.77 acres, or proximately 31,780 square feet proce Street and is zoned MP- ning in south Johnson County.



Site Improvements

The site is improved with three industrial buildings that contain a gross building area of 19,538-square feet. The improvements were constructed in 1962, 1965, and 1969, are of steel frame construction, with metal exterior walls and are in average condition. Building 1 is an office that contains approximately 6,060 square feet with carpet floors, painted drywall, and 10 feet ceiling height that features acoustic tile ceilings with recessed fluorescent lighting. Building 2 is an office warehouse, with painted drywall, that contains 10,204 square feet that has polished concrete floors in the manufacturing area that features exposed 12 feet ceiling beams. Building 2 also has designated office space that have vinyl tile floors and acoustic ceiling tiles with fluorescent lighting 3. Building 3 has 3,274-square feet with painted drywalls, and 8 feet ceiling height. Building 3 is utilized as a break room and storage area with vinyl tile floors, and acoustic tile ceiling.

The site additionally features several FF&E components which are related to the ongoing array of electronic assemblies for the aerospace and avionics power and electronic system business and are not included in this appraisal per scope of work. The FF&E includes an array of manufacturing equipment, assembly stations, testing stations and office settings.

Subject photographs are located in the Addenda of this report. There are limited photographs of the inside of Building 2, specifically the manufacturing area, to not include individuals that were working at the time of inspection.

Improvement Details			
Property Type No. of Stories	Industrial One	Year Built	1962 (Building 3), 1965 (Building 1), and 1969 (Building 2)
Gross Building Area	19,538 SF (total of three buildings)	Building Frame	Steel Frame
Net Rentable Area	19,538 SF	Clear Height	8 feet to 12 feet
Site Improvement	3 Buildings	Current Use	Light Manufacturing
Improvement Remarks	The owner reported there is app three parcels. On the three parcel three buildings. There is one offic utilized for storage and as a break from 8 to 12 feet which is less fave All the buildings are in average of parking lot for the three building	s there are 19,200 square fea ce building, an office-wareh c room. The ceiling height fro orable compared to other in condition. There is roughly 4	et of gross building area from ouse and one building that is om the three buildings ranges dustrial buildings in the MSA.
Ownership and Sales	History		

Improvement Details

Ownership and Sales History

Ownership Changed	No	Source of Information	Johnson	County
Within Last 3 Years?			Records	



MARKET TRENDS AND ANALYSIS

The subject is located in the western portion of Olathe, Kansas. Olathe is suburban in nature and the area where the subject is located primarily consists of commercial and industrial properties. The characteristics of the area and submarket are summarized as follows:

- This area is in the stable stage of the market life cycle.
- Population is projected to be increasing
- Most households are within the middle to upper income brackets
- Most commercial and industrial properties would compete in the Class B or 2nd Tier investment class
- There is a balanced supply of properties similar to the subject property
- Land Values Increasing
- Development Activity Stable to Increasing
- Transaction Volume Stable
- Rental Rates Stable to Increasing
- Vacancy Rates Stable

The subject is in a commercial and industrial area which has experienced consistent development in the previous five years. The area is also relatively close to residential neighborhoods, which is located east of North Monroe Street. The outlook for the market area is neutral to favorable.



EXCESS LAND VALUATION

Overview

The following analysis is for the excess land in the aerial below. The excess land has frontage along North Monroe Street and is zoned MP-1 for industrial use. The gross land area is 31,780 square feet, or roughly 0.73 acres.



Methodology

Site Value is most often estimated using the sales comparison approach. This approach develops an indication of market value by analyzing closed sales, listings, or pending sales of properties similar to the subject, focusing on the difference between the subject and the comparables using all appropriate elements of comparison. This approach is based on the principles of supply and demand, balance, externalities, and substitution, or the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership.

Unit of Comparison

The unit of comparison selected depends on the appraisal problem and nature of the property and is intended to explain or mirror market behavior. The primary unit of comparison in the market and applied in this analysis is price per square foot.

Elements of Comparison

Elements of comparison are the characteristics or attributes of properties and transactions that cause the prices of real estate to vary. The primary elements of comparison considered in sales comparison analysis are as follows: (1) property rights conveyed, (2) financing terms, (3) conditions of sale, (4) expenditures made immediately after purchase, (5) market conditions, (6) location and (7) physical characteristics.



INCOME CAPITALIZATION APPROACH

Methodology

The income capitalization approach is developed by converting anticipated future income into a present value by a capitalization process. There are two types of capitalization: direct capitalization and yield capitalization, more commonly known as discounted cash flow (DCF) analysis.

Income-producing properties, by nature, are developed and purchased for investment purposes, where earning power, including an income stream and return of investment, are the most critical elements affecting value. The forecast of income and selection of appropriate rate(s) are, therefore, important aspects of the valuation process. The process of developing the income approach consists of the following analyses: Market Rent Analysis, Income Analysis, Vacancy Analysis, Expense Analysis, and Rate Analysis.

Application of Methodology

Given the nature of the property in question, in this appraisal, we employed the direct capitalization method to develop an indication of market value.

Market Rent

In order to determine a market rental rate for the net rentable area, we have identified lease rates of other industrial office warehouse buildings within Johnson County, Kansas. These five rent comparables are similar to the subject property in location, size and market appeal. A summary of the rental data is provided below.

Rent (Comparable S	umma	ry					
Comp.	Lease	Comp.	Property			Year	Rental	Lease
No.	Commences	Туре	Name	Location		Built	Rate / SF	Structure
1	September-22	Lease	418-420 S Kansas Ave	418-420 S Kansas Ave	Olathe, Kansas	1969	\$8.75	Triple Net
2	September-22	Lease	5100 Merriam Drive	5100 Merriam Drive	Merriam, Kansas	1977	\$7.00	Triple Net
3	November-21	Lease	Caliber Collision	616 N Rogers Rd	Olathe, Kansas	1967	\$13.79	Absolute Net
4	August-21	Lease	United Manufacturing / Howell Moulding, LLC	201-301 Overland Park Place	New Century, Kansas	1986	\$3.95	Triple Net

Property Adjustments

Considerations of a likely positive or negative impact on the rent of each comparable due to material differences is based on an analysis of the available data and past experience with similar properties.

Location

Location ratings may be required when the locational characteristics of a comparable are different from those of the subject. These characteristics can include general neighborhood characteristics, freeway accessibility, street exposure, corner versus interior lot location, neighboring properties, view amenities, and other factors. When warranted, the analysis has accounted for rent variance caused by the location. The subject and lease comparables are all located in Johnson County Kansas. Lease comparable 3 is located alongside which is an inferior location and required an downward adjustment of 10%. Lease comparable 4 is located in New Century, Kansas which is an inferior location and required an upward adjustment of 5%. Lease comparables 1, & 2 are in a similar location and did not warrant adjustments.



Tenant Space Size

The size rating addresses variance in the rentable area of the comparables and that of the subject, as larger lease space typically commands a lower rental rate per unit than does a smaller space. This inverse relationship is due, in part, to the principle of "economies of scale." The analysis reflects any differences in rate attributed to size. The subject property has a square footage of 19,528. Leases 1 & 2 are smaller with 2,400 square footages, resulting in an downward adjustment of 15%. Leases 3 & 4 are similar in size to the subject and no adjustments were required.

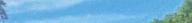
Design/Functional Utility

The design of the subject property is non-contiguous as it is three buildings on three separate parcels. All the lease comparables have a contiguous design and require a downward adjustment of 5%.

Clear Height

The subject has a clear height range of 8 to 12 feet with an average of 10 feet. Rent comparable 1 also has a clear height of 10 feet like the subject property and did not warrant an adjustment. Rent comparable 3 has a clear height of 12 feet which required a downward adjustment of 5%. Rent comparable 2 has a clear height of 16 feet and requires a downward adjustment of 10%. Rent comparable 4 has a clear height of 18 feet which results in a downward adjustment of 15% was warranted.

© 2023 VALBRIDGE PROPERTY ADVISORS | KANSAS CITY





Additional Subject Photographs



Exterior view of 310 North Marion Street (Building 1) facing east



Exterior view of 310 North Marion Street facing south

Exterior view facing north along North Marion Street

Exterior view of 310 North Marion Street facing southeast

Exterior view of 310 North Marion Street facing northwest













Exterior view of 300 North Marion Street (Building 2) facing south



Exterior view of 249 North Troost & 300 North Marion Street facing southwest



Exterior view of 249 North Troost (Building 3), 300 North Marion Street, & corridor facing southwest



Exterior view of 300 North Marion Street facing southwest



Exterior view of 300 North Marion Street facing northwest



Exterior view of excess land facing east







Exterior view facing south on North Troost Street Exterior view of 249 North Troost Street parking



lot facing west



Exterior view of 249 North Troost Street facing southeast



Exterior view of 300 North Marion Street facing northeast

Exterior view of corridor that connects 300 North Marion & 249 North Troost Street facing east



Exterior view of 300 North Marion Street facing southeast





Exterior view of 310 North Marion Street facing west



Interior view of Building 1 Entrance



Exterior view of 300 North Marion Street's parking lot facing southwest



Interior view of Building 1 lobby



Interior view a conference room in Building 1



Interior view of an office in Building 1





Interior view of hallway in Building 1



Interior view kitchen/break room in Building 1



Interior view of storage room in Building 1



Interior view of common area in Building 1



Interior view of bathroom entrance in Building 1



Interior view of storage area/dock door in Building 1





Interior view of assembly station in Building 2



Interior view of Building 2's ceiling



Interior view of Building 2 manufacturing area



Interior view of Building 2 & 3 connecting corridor



Interior view of connecting corridor from Building 3 facing north towards Building 2



Interior view of an office in the corridor between Building 2 & 3





Interior view of break room in Building 3



Interior view of break room in Building 3



Interior view of Building 2 storage area



Interior view of Building 2 storage area



Interior view of office space in Building 2



Interior view of assembly and storage area in Building 2

Property Record Card

Valbridge PROPERTY ADVISORS

Parcel ID: 046097260											
Parcel ID: 048007260			Property Record Card								
a cel 10. 04003/200	3014003000	Quick Ref. R6821			Tax Yea	r. 2023		P	un Date: 5/30	/2023 3 39	46 PM
PROPER	RTY SITUS ADDRESS						SPECTION	HISTOR	Y		
Function: 3360 I	T. OLATHE, KS CLASSIFICATION SYSTEM Electrical equipment / appliance / c Primarily plant or factory-type activi			9/16/20 3/25/20	Review 015 J - Insp Digital I 015 GM - G	ected and Me Review	easured 179 Maintenano	6 - 2	on		Code
Ownership: 1100 I Site: 6000 I GENERAL P Prop Class:	Private-fee simple Developed ate - with buildings ROPERTY INFORMATION Commercial & Industrial - C 0 M-2		14-003.00-0 04/19/2016 RTY FACTORS	4/1/20)13 GM - G	eoreference :	Maintenano	8			
Neighborhood:	431.N	Utilities:	1 - Level 1 - All Public								
LEG/	110.00 J26 0008 AL DESCRIPTION 325.55' S 1/2 NE 1/4 SW 1/4 SW	Access: Fronting: Location: Parking Type: Parking Quanity:	1 - Paved Road 7 - Dead End 6 - Neighborhood or Spot 1 - Off Street 2 - Adequate	Number	Amo	ount Type	BUILDING	PERMITS	Issue Date	o Status	%
/4 1.23 ACS M/L 210 0006	OLC-	Parking Proximity:	3 - On Site	and the second	ORENT AR	PRAISED VA	LUE	D.	EVIOUS API	PRAISED V	ALLIE
		Parking Covered: Parking Uncovered:	55.000000	Class C Totals	Land 186.890 186.890	Building 339.730 339.730	and the second s	Class C	Land 186,890 186,890	Building 258.110 258.110	Tot 445.00 445.00
Method Type	AC/SF Inf1	Infact1 Inf2	MARKET LAND INFORMAT		Cis Mod	tel Base	Size Bas	e Val Ir	v Value D	ec Value	Value Est
Sqft 21 - Medium Commercia	n Size 53397.00	0	imaciz Overnoe Over Ri	SA OVR	600		1	4	4	4.00	186.890
									Tot	al	186,890

							Johnso	on Count	y Appraiser	CARDS			100 / 100 C 100			
								Property	Record Car	d						
Parcel ID	046097260301	4003000			Quick R	lef. R6821					Tax Year	2023		Run Da	ate 5/30/20	23 3:39.47 PM
		BUILDING INI	ORMAT	ON			WENEN	at cost	SUMMARY							
LBCS Str	ucture Code:	2735 Office	A 20-10-20-20-20-20-20-20-20-20-20-20-20-20-20	and the second second second		Building R			179	CALCULUS IN						
Bldg No.		1.000000 - H				Mkt Adj:			dj: 0.00000	0						
Identical		1				Building Va			2							
No. of Un		1				Other Impr	ovemer	ts RCN:	134.9	080						
Unit Type						Other Impr	overner	nts Value	44,54	0						
MS Mult:																
MS Zip:																
		APARTME	NT DATE		25121											
	1 3	2 3	4 5	6	7	8										
Units:																
BR Type:																
Baths:																
and the second	CASP & COLOR DI		000000000		200000	0011115	DOM:		SECTIONS		11170					Contraction of the local division of
Sec	Occupancy	A STATE OF THE STATE		MSCIs	Rank	YrBit	a china a chi	Eff Yr	Level	Area	Perim	Hat	In Use	RCN	% Gd	Value
1	Storage Warel	00000		S	2	1969	10	Entr	01/01	9800	420	Hgt.	In Use	446998	% Gd	196680
and the second	Sidiage water	louse	100000000000000000000000000000000000000	3	-		-	-	t Storage W		420	12		440998	40	190000
Physic	al Condition	211-01-01	Functi	onal	The second	DEF		Econ	Override	and the second second second	Override	Passon	and the state	New York	201-12-02	
Normal			Fair	Una				ECON	0	Percent	overnde	Reason				
Conception of the local division of the loca		01		COMPONE	170	Charles and the	and the second	Concernant of	Č.							
and a state of the	10000 - 1000	UN	TELLING	COMPONEN	415		Sec.	off and co								
	Code					Units	Pct	Year								
14008 606	C					40	0									
611	Space Heater Package Unit					0	100									
812	Concrete Bloc					0	100									
888	Stud -Metal Si					0	100									
916	Single -Metal					0	100									
510	onge mean	an order i ranne				0	100									
			And I Have been seen of	and the second s			100								COLUMN TWO IS	



		Johnson County Appraiser C	ARDS							
		Property Record Card								
Parcel ID: 0460972603014002000	Quick Ref. R6822			Tax Year	2023			Run Date: 5	30/2023 3:34	52 PM
PROPERTY SITUS ADDRESS		IMAN			li en la	NSPECTION	HISTO	RY		
000310 N MARION ST, OLATHE, KS	TAL	-]:	Date 10/8/20	Process 19 1 - Interv Review		easure - Fiel		son		Code
LAND BASED CLASSIFICATION SYSTEM Function: 2401 General office buildings (1-4 storie Activity: 2300 Office activities Ownership: 1100 Private-fee simple			3/25/20	15 J - Inspe Digital R 15 GM - Ge 13 GM - Ge	eview oreference	Maintenanc	e			
Site: 6000 Developed site - with buildings GENERAL PROPERTY INFORMATION										
Prop Class: Commercial & Industrial - C	01/1	13/2022								
Living Units: 0 Zoning: M-2		RTY FACTORS								
Neighborhood: 431.N	Topography:	1 - Level								
Econ. Adj. Factor	Utilities: Access:	1 - All Public 1 - Paved Road			and the second second	BUILDING	PERMIT	S		
Map/Routing: J26 Tax Unit Group: 0008 LEGAL DESCRIPTION 26-13-23 W 325.55 S 1/2 NE 1/4 SW 1/4 SW 1/4 EX S	Fronting: Location: Parking Type: Parking Quanity:	3 - Secondary Street 6 - Neighborhood or Spot 1 - Off Street 2 - Adequate	Number	Amou	int Type			Issue Di	ate Status	%
163.80 1.24 ACS M/L OLC- 0210 0007 OLC-	Parking Proximity:	3 - On Site	CUF	RENT APP	RAISED V/	ALUE	E	REVIOUS A	PPRAISED	ALUE
	Parking Covered: Parking Uncovered:	34.000000	Class C Totals	Land 185.520 185.520	Building 87,480 87,480	Total 273.000 273.000	-	Land 185,520 185,520	Building 85,480 85,480	Tota 271.00 271.00
		MARKET LAND INFORMATI	DN				and the second			
Method Type AC/SF Inf1 Sqft 21 - Medium Size 53007.00 Commercial Land	Infact1 Inf2 0	Infact2 Override OVR Rs 79510.0000 00	n OVRC	is Mode 600	Base	Size Base	e Val 4	4	Dec Value 4.00	Value Es 185,520
								т	otal	185,520

							10110014000	Month March 19	Appraise							
								Property	Record Ca	rd						
arcel ID	0460972603014				Quick R	ef: R6822					Tax Year	2023		Run D	ate: 6/5/20	23 1:52:44 PM
Hann	CONTRACTOR OF THE PARTY OF THE	BUILDING IN	FORMATIO	N	5726	IMPRO	VEME	NTCOST	SUMMARY	200						
BCS Str	ucture Code:	2101 Office stories)	building (lo	w rise 1-4		Building R	CN:	720	.853							
dg No.	& Name:	1.000000 - 1	HISONIC			Mkt Adj:	100	Eco A	dj: 0.00000	00						
entical		1				Building V										
o. of Un		1				Other Impr			72.6							
s Mult:						Other Impr	oveme	nts Value:	29.0	50						
S Zip:																
1923		APARTME	NT DATE	and see												
	1 2	3	4 5	6	7 1	в										
nits:																
R Type:																
aths:																
ins.																
					12 10-0	COMME	RCIAL	BUILDING	SECTION	S & BASEM	ENTS		A STATE OF THE STA		1	
Sec	Occupancy			MSCIs	Rank	YrBit	COLUMN T	BUILDING Eff Yr	SECTION	S & BASEM Area	ENTS Perim	Hgt.	In Use	RCN	% Gd	Value
Sec 1	Occupancy Office Building			MSCIs S	Rank 1		COLUMN T		and the second second	and the second second	ANY NEW YORK OF THE PARTY NAME	Hgt. 10	In Use	RCN 720853	% Gd 30	Value 216260
						YrBlt 1965		Eff Yr	Level	Area 6060	Perim		In Use			
1			Function	5		YrBlt 1965		Eff Yr	Level 01/01	Area 6060 Juliding	Perim	10	In Use			
1 Physica	Office Building		Function Fair	5		YrBlt 1965		Eff Yr	Level 01/01 DR Office E	Area 6060 Juliding	Perim 334	10	in Use			
1 Physica	Office Building			S	1	YrBlt 1965		Eff Yr	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1 Physica	Office Building		Fair	S	1	YrBlt 1965	EPRE(Eff Yr	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	in Use			
1 Physic: Normal	Office Building al Condition		Fair	S	1	YrBit 1965	EPRE(Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	in Use			
1 Physic: Normal	Office Building al Condition		Fair	S	1	YrBlt 1965 Units	EPRE(- Pct	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1 Physic: Normal/ 10011 611	Office Building al Condition /AV Code	DV	Fair	S	1	YrBit 1965 Units 144	EPREO Pct 0	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1 Physic: Normal/ 10011 611	Office Building al Condition (AV Code Package Unit	DV	Fair	S	1	YrBit 1965 Units 144 0	Pct 0	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1	Office Building al Condition (AV Code Package Unit	DV	Fair	S	1	YrBit 1965 Units 144 0	Pct 0	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1 Physic: Normal/ 10011 611	Office Building al Condition (AV Code Package Unit	DV	Fair	S	1	YrBit 1965 Units 144 0	Pct 0	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1 Physic: Normal/ 10011 611	Office Building al Condition (AV Code Package Unit	DV	Fair	S	1	YrBit 1965 Units 144 0	Pct 0	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1 Physic: Normal/ 10011 611	Office Building al Condition (AV Code Package Unit	DV	Fair	S	1	YrBit 1965 Units 144 0	Pct 0	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1 Physic: Normal/ 10011 611	Office Building al Condition (AV Code Package Unit	DV	Fair	S	1	YrBit 1965 Units 144 0	Pct 0	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			
1 Physic: Normal/ 10011 611	Office Building al Condition (AV Code Package Unit	DV	Fair	S	1	YrBit 1965 Units 144 0	Pct 0	Eff Yr Clation F Econ	Level 01/01 OR Office I Override	Area 6060 Juliding	Perim 334	10	In Use			

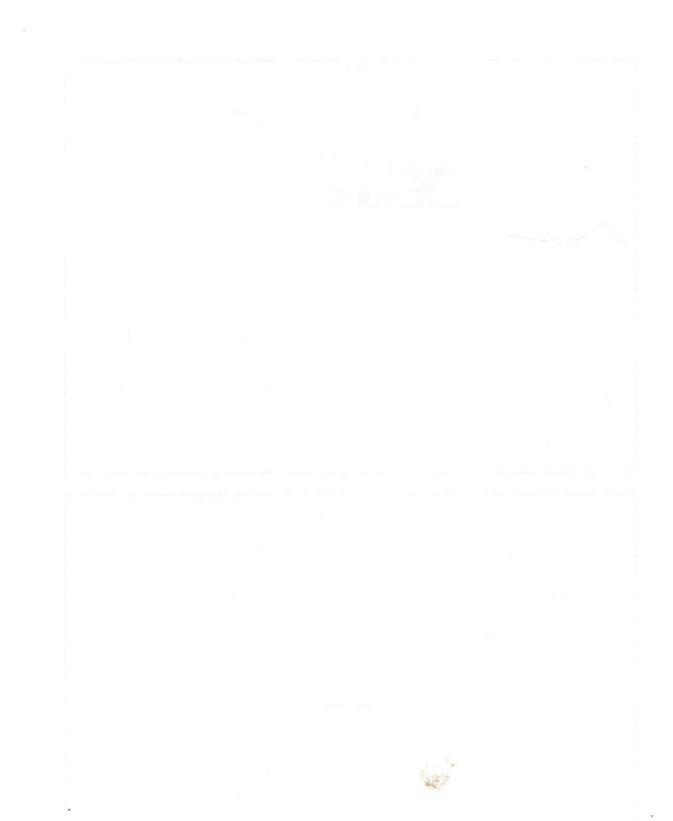




			County Appraiser	CARDS							
		Pro	perty Record Car	t							
Parcel ID: 0460972603014013000	Quick Ref. R24195				Tax Year	2023			Run Date: 5	/30/2023 3:45	37 PM
PROPERTY SITUS ADDRESS		24	Sec. The Sec.			P	SPECTION	I HISTO	RY		10.50
200249 N TROOST ST, OLATHE, KS				10/6/201 7/30/200	Review 4 1 - Inspe 8 1 - Inspe 2 7 - Grad	s view and Me cted 17% - [cted 17% - [e & Depreci By or Photo I	Digital Revie Digital Revie ation Reviev	w	son		Code 1
GENERAL PROPERTY INFORMATION Prop Class: Commercial & Industrial - C Living Units: 0 Zoning: M-2 Neighborhood: 431.N Econ. Adj. Factor 110.00 MapRouting: J26 Frax Unit Group: 0008 LEGAL DESCRIPTION ESURVEY AND REPLAT OF MCCREARY UDDITION ITS 06 11 0LC 201 01 1000		3/2022 TY FACTO 1 - Level 1 - All PL 1 - Pave 7 - Dead 6 - Neigh 1 - Off S 2 - Adeq	ublic d Road End iborhood or Spot treet	Number 18- 0426BC 18- 0426BC	\$175.000	u nt Type .00 IR - Inte .00 VO - Vo			Issue D 5/15/	ate Status 2019 Closed 2018 Void	% 100 100
	Parking Proximity: Parking Covered:	3 - On S	te	CUR	RENT APP	RAISED VA	LUE	F	REVIOUS /	PPRAISED V	ALUE
	Parking Uncovered:			Class C Totals	Land 91.300 91.300	Building 28.490 28.490	Total 119.790 119.790		Land 91,300 91,300	22.290	Tot 113,56 113,56
		MARKE	LAND INFORMA	TION		Real Them	10530	3			
Method Type AC/SF Inf1 Sqft 21 - Medium Size 26086.00 99 Commercial Land 26086.00 99	Infact1 Inf2 0	Infact2	Override OVR R	sn OVRCI	is Mode 600	el Base	Size Base	e Val 4	4	4 00	Value Es 91,30
										otal	91,30

								County App		RDS					
							Pr	operty Recor	d Card						
Parcel ID: 0460972603014	01300	0			Quick I	Ref. R24195				Tax	Year: 2023	E.		Run Date: 5	30/2023 3:45:37 PM
						GRICULTU	RE LAND							AG LA	ND SUMMARY
ype Ac	res	Soil U	Jnit Irr	Туре	Well Depti	Acre Fe	et Acre F	t/Ac Adj(ode B	lase Rate Adj	Rate N	/aluo	Tot	al Acres: al Use Value: al Mkt Value:	
		With the	log of	1		0	THER BUIL	DING IMPRO	VEMENT	rs				IN ANTARA	
occupancy ite Improvements		ASCIs	Rank 2	Qty 1	Eff Yr	LBCS	Area 10	Perim	Hgt 8	Dimision	Stories 1	CIs	RCN 0	% Gd 30	Value 28.490
				and the se		and the second se		FOR Site Imp		of the local division of the local division of the					
hysical Condition				Function	nal	E	con C	verride Perc	ent	Override Rea	son				
iormal/AV				Fair	town on the second										
	BUILD	DING CO	and an other states and	and a comparison of the	r Site Improv	the party of the party of the party of		CIERES!							
Code				Units	Pct	Size	Rank	Year							
Paving, Asphalt w/Base				17.200	30										
IMPROVEMENT			ARY												
Other Improvements RCN Eco Adj:	1 0	0													
Other Improvement Value		28,490													
	•	20,400													
					10										









					Johnson	County A	ppraiser C.	ARDS							
					Pr	operty Ree	ord Card								
Parcel ID: 04	46097260	03014013000	0	Quick Ref. R24195					Tax Yea	r 2023			Run Date: 5	/30/2023 3.45	37 PM
	PROPE	RTY SITUS /	ADDRESS			19 19 18 18 18 18 18 18 18 18 18 18 18 18 18		-	and the second		NSPECTION	HISTO	RY		
000249 N TF	ROOST	ST, OLATHE	KS	Else .				Date	Proces			Rea	son		Code
							Santa 1	10/8/20	19 1 - Inter Review	view and Me	basure - Fiel	d			1
LAND	BASED	CLASSIFIC	ATION SYSTEM	S. Caller			-	10/6/20	14 I - Inspe	ected 17% - I	Digital Revie	w			
Function:			uipment / appliance / c	NAME IN	11-1-	Kituan 1	And a			ected 17% - I					
Activity:			nt or factory-type activi		the free	Time -	S.B.T.T	7/30/20		de & Depreci By or Photo		N			6
Ownership:		Private-fee s		The second second	and the state	205-5-2-	a belle and a second								
Site:			ite - with buildings		And And	and the second se	Service -								
and the second second	State and state	AND DOCTOR OF THE OWNER.	NFORMATION	1	- Contraction of the local division of the l	and the second									
Prop Class:			I & Industrial - C	01/1	3/202	2									
Living Units	1 :	0		PROPER	TY FACT	ORS									
Zoning:		M-2		Topography:	1 - Leve	el									
Neighborho		431.N		Utilities:	1 - All F	ublic			No. of Concession, Name			10000	A COLUMN TO A COLUMN TO A	Constant and the Real Property lies	and the second second
Econ. Adj. F		110.00		Access:	1 - Pav	ed Road				and a second second	BUILDING	PERMIT	and a second second second		and and all
Map/Routing		J26		Fronting:	7 - Dea	d End		Number		unt Type	_			ate Status	%
Tax Unit Gro		8000		Location:	6 - Neig	phorhood	or Spot	18- 0426BC	\$175.000	0.00 IR - Inte	nor Remode	el	5/15/	2019 Closed	100
	and the second se	AL DESCRIP	CARD DATA DATA DATA DATA DA MUNACIONAL	Parking Type:	1 - Off 5	Street		18-	\$175.000	00 VO - Vo	bid		12/14/	2018 Void	100
DDITION L		PLAT OF 11 OLC 210	MCCREARY 10	Parking Quanity:	2 - Ade	quate		0426BC							
				Parking Proximity:	3 - On 8	Site									
				Parking Covered:				CU	RRENT API	PRAISED V	ULUE	P	REVIOUS /	VPPRAISED V	ALUE
				Parking Uncovered:				Class	Land	Building		Class	Land		To
								С	91.300	28,490	119,790		91.300		113.5
						Alert Normalise		Totals	91.300	28,490	119,790	Totals	91,300	22,290	113.5
					MARKE	ET LAND IN	FORMATI	DN					The second	and the second	A States
Method Ty	pe		AC/SF Inf1	Infact1 Inf2	Infact2	Overrid	OVR Rs	OVRC	Cls Mod	lel Base	Size Base	e Val	Inv Value	Dec Value	Value Es
	- Mediur		26086.00 99	0					600		1	4	4	4.00	91,30
00		in Editing												otal	91.30

					Johnson C	ounty Appraise	r CARDS					
					Prop	erty Record Ca	rd					
Parcel ID: 04609726030140	3000		Quick	Ref. R24195				Tax Year: 202	23		Run Date: 5/	30/2023 3.45.37 PM
	1200	- 62 FR		AGRICULTU	RE LAND				Sauces in		AG LA	ID SUMMARY
ype Acre	s Soil	Unit Irr T	ype Well Dep	th Acre Fee			Base Rate	Adj Rate	Value	Tot	al Acres: al Use Value: al Mkt Value:	
			AND STATES	01	THER BUILD	ING IMPROVEN	ENTS			Sec. Of States		
ccupancy	MSCIs	Rank	Qty Eff Yr	LBCS			lgt Dimis		CIS	RCN	% Gd	Value
te Improvements	С	2	1		10	ξ		1		0	30	28,490
				DEPR	ECIATION F	OR Site Improve	ments				1	
hysical Condition		Fu	inctional	Ed	on Ov	erride Percent	Override	Reason				
ormal/AV		Fa	ir									
E	UILDING C	OMPONEN	TS for Site Impro	vernents	102 States							
ode		Un	its Pct	Size	Rank Y	fear						
aving, Asphalt w/Base		17.	200 30									
IMPROVEMENT C	OST SUMU	ARY	1000									
ther Improvements RCN:	0		0800									
co Adj:												
ther Improvement Value:	28.49	0										

Property Record Card

				Johnson	County Appraiser CA	ARDS								
				Pro	operty Record Card									
Parcel ID: 0460972	2603014003000		Quick Ref. R6821			Tax Year: 2023					Run Date: 5	/30/2023 3.3	9.46 PM	
PRO	PERTY SITUS ADD	RES8					INSPECTION HISTORY							
	N ST, OLATHE, KS						Date Process 10/8/2019 1 - Interview and Measure - Field Review						Code	
Function: 33 Activity: 31 Ownership: 11	IED CLASSIFICATIO 160 Electrical equipm 10 Primarily plant or 100 Private-fee simpl	nent / appliance / c factory-type activi le					9/16/2015 J - Inspected and Measured 17% - Digital Review 3/25/2015 GM - Georeference Maintenance 4/1/2013 GM - Georeference Maintenance							
	00 Developed site - L PROPERING INFO Commercial & In 0	RMATION	046-097-26-0-30-	14-003.00										
Zoning:	M-2		Topography:	1 - Leve	and the second se									
Neighborhood: Econ. Adj. Factor	431.N 110.00		Utilities:	1 - All P	ublic	SASAU AND	CAN BEALLING		ILDING	-				
Map/Routing: J26 Tax Unit Group: 0008			Access:	1 - Pave	d Road	Number				PERCONTE	Issue Date Status			
			Fronting:	7 - Dead		Number	Amour	i iype			Issue D	ate Status	*/•	
T	EGAL DESCRIPTIO	N	Location:		hborhood or Spot									
6-13-23 S 163.80	r W 325.55' S 1/2 NE	and the state of the second second second second	Parking Type: 1 - Off Street Parking Quanity: 2 - Adequate Parking Proximity: 3 - On Site											
/4 1.23 ACS M/L 210 0006		OLC-				CURRENT APPRAISED VALUE					PREVIOUS APPRAISED VALUE			
			Parking Covered:	5.0110		Class	Contraction of the local division of the loc	Building	and the second second	Class	Land	Building		
			Parking Uncovered:	55.0000	00	C Totals	186.890 186.890	339,730 339,730	526.620 526.620	С	186.890 186.890	258.110 258.110	445.00	
			and the second second	MARKE	T LAND INFORMATIO	W.				SEC.				
	dium Size rcial Land	AC/SF Inf1 53397.00	Infact1 Inf2 0	Infact2	Override OVR Rsr	OVR	Cls Model 600	Base Siz	e Bas	e Val I 4	nv Value 4	Dec Value 4.00	Value Est 186.890	
											т	otal	186,890	

```
Infersor County Appraiser CARDS
```



© 2023 VALBRIDGE PROPERTY ADVISORS | KANSAS CITY

								on County								
								Property	Record Ca	rd						
Parcel ID.	0460972603014	002000			Quick R	lef. R6822					Tax Year	r. 2023		Run D	ate: 6/5/20	23 1:52:44 PM
in and	GENERAL	BUILDING I	NFORMAT	TION		IMPRO	VEME	NT COST	SUMMARY							
LBCS Str	ructure Code:	2101 Offic stories)	e building	(low rise 1-	4	Building R	CN:	720	.853							
-	& Name:	1.000000 -	HISONIC			Mkt Adj:		Eco A	dj: 0.00000	0						
dentical l		1				Building V. Other Impr			72.6							
Unit Type		1				Other Impr Other Impr										
WS Mult:																
MS Zip:																
1.529		APARTM	ENT DAT		Same and											
	1 2	3	4	5 6	7	8										
Units:		5														
BR Type:																
Baths:	2															
saurs.																
2.7		Constant of			125	COMME	RCIAL	BUILDING	SECTION	S & BASEM	IENTS		1. E			
Sec	Occupancy			MSCI	Rank	YrBlt		Eff Yr	Level	Area	Perim	Hgt.	In Use	RCN	% Gd	Value
1	Office Building			S	1	1965			01/01	6060	334	10		720853	30	216260
		1.00	1910	Sall of	IN THE	D		An and the second s	OR Office E	CONTRACTOR OF SALES						CORE AL
	al Condition		Funct					Econ						NAME OF A DESCRIPTION O		and the second
Normali				lional						Percent	Override	Reason				
riorinas	AV		Fair						0 0	Percent	Override	Reason				
	/AV	D	Fair	COMPON	NTS					Percent	Override	Reason				
	Code	D	Fair		NTS	Units	Pct	Year		Percent	Override	Reason				
10011	Code	D	Fair		NTS	144	Pct 0	Year		Percent	Override	Reason				
10011 611	Code Package Unit		Fair		ENTS	144 0	Pct 0 100	Year		Percent	Override	Reason				
10011	Code		Fair		INTS	144	Pct 0	Year		Percent	Override	Reason				
10011 611	Code Package Unit		Fair		INTS	144 0	Pct 0 100	Year		Percent	Override	Reason				
10011 611	Code Package Unit		Fair		ENTS	144 0	Pct 0 100	Year		Percent	Override	Reason				
10011 611	Code Package Unit		Fair		ENTS	144 0	Pct 0 100	Year		Percent	Override	Reason				
10011 611	Code Package Unit		Fair		INTS	144 0	Pct 0 100	Year		Percent	Override	Reason				
10011 611	Code Package Unit		Fair		INTS	144 0	Pct 0 100	Year		Percent	Override	Reason				

2000 TUS ADDRESS THE, KS IFICATION SYSTEM Ioffice buildings (1-4 stone ctivities fee simple	Quick Ref. R6822	Property Record Card	Date	Tax Year: 2023 Process 1 - Interview and M	INSPECTION		5/30/2023 3 34	52 PM
IUS ADDRESS THE, KS IFICATION SYSTEM Office buildings (1-4 storie ctivities	Quick Ref. R6822		Date	Process		HISTORY	5/30/2023 3.34	52 PM
THE, KS IFICATION SYSTEM office buildings (1-4 storie ctivities				Process				
THE, KS IFICATION SYSTEM office buildings (1-4 storie ctivities		-]:		Process				And in case of the local division of the
office buildings (1-4 storie ctivities				Review	easure - Field			Code
ctivities		and the second s	7/7/2015	J - Inspected and N Digital Review	leasured 17%	-		
	Contraction of the second	and the second s	3/25/2015	GM - Georeference	Maintenanco			
fee simple	1 martine and the second	And the second sec		GM - Georeference				
	and the second se	and the second se						
ed site - with buildings	and the second s							
TY INFORMATION	- AND	and the second						
ercial & Industrial - C	01/1	13/2022						
	PROPE	RTY FACTORS						
	Topography:	1 - Levei						
	Utilities:	1 - All Public						
	Access:	1 - Paved Road			BUILDING PE	RMITS		
	Fronting:	3 - Secondary Street	Number	Amount Type		Issue I	Date Status	%
	Location:	6 - Neighborhood or Spot						
CRIPTION	Parking Type:	1 - Off Street						
1/4 SW 1/4 SW 1/4 EX S	Parking Quanity	2 - Adequate						
OLC-	Parking Proximity:	3 - On Site	CURR	ENT APPRAISED V	ALLIE	DOCUMPUIS	APPRAISED V	ALLE
	Parking Covered:	5 - OH Sile	The second s		Consector and the Di			100000000000000000000000000000000000000
	Parking Uncovered:	34.000000		Land Building 85.520 87.480	Total 0 273.000			Tota 271,000
	Parking oncovered.	34.000000		15,520 87,480 15,520 87,480	273.000	-		271,000
Contract of the second second second		MARKET LAND INFORMATI		0.020 07,400	273.000	100.021	/ 00.400	271.000
			COLUMN DESIGNATION OF THE REAL			A CONTRACTOR OF THE		
AC/SE Inft			n OVRCIs		Size Base			Value Est
	0	79510.0000		600	1	4 4	4.00	185,520
53007.00							Total	185.520
	AC/SF Inf1 53007.00		53007.00 0 79510.0000	53007.00 0 79510.0000	53007.00 0 79510.0000 600	53007.00 0 79510.0000 600 1	53007 00 0 79510.0000 600 1 4 4 00	53007.00 0 79510.0000 600 1 4 4 4.00



.