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Real Estate Appraisal Report

of:

Gateway Civic Center
1 Morgan Dr.
Oberlin, Kansas 67749

Prepared For:

Ms. Halley Roberson
City Admistrator
Oberlin City Council
1 Morgan Dr.
Oberlin, KS 67749

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September 17, 2021

Ms. Halley Roberson
City Admistrator
Oberlin City Council
1 Morgan Dr.
Oberlin, KS 67749

Re: Appraisal Report #2021-415
Property: Gateway Civic Center
1 Morgan Dr.
Oberlin, Kansas 67749

Dear Ms. Roberson:

I am pleased to transmit this appraisal report communicating my opinion of the market value of the fee simple interest in the property identified above as of August 27, 2021. I recognize there is substantial market uncertainty as of the date of this report due to the COVID-19 pandemic, however it does not appear that the impact on special use properties in rural markets have been affected. The value opinion reported is qualified by certain limiting conditions and certifications, which are set forth in Sections 1 and 9 of this report.

This report was prepared for, and our professional fee billed to Oberlin City Council. It is intended for use only by the parties named above. Dissemination of this report to non-client, non-intended users does not extend reliance to any other party. We will not be responsible for unauthorized use of the report, its conclusions or contents, used in part or in its entirety.

This appraisal has been prepared in accordance with my interpretation of the Uniform Standards of Professional Appraisal Practice (USPAP), the applicable laws of the State of Kansas, Oberlin City Council Appraisal Requirements, and any other specific requirements set forth within the engagement letter.

Respectfully submitted,

Chris W. Huffman, P.E.
Certified General Real Property Appraiser
Kansas #G-2537

CWH/cwh
Enclosures

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Table of Contents

SECTION ONE - SUMMARY OF SALIENT FACTS 1-1

Executive Summary 1-1

Value Opinions and Conclusions 1-2

Taxes & Assessment Analysis 1-2

Definitions and Concepts 1-3

Scope of Work 1-4

History of the Property 1-6

SECTION TWO - REGIONAL / LOCAL MARKET ANALYSIS 2-1

Neighborhood Map & Overview 2-1

Neighborhood Photos 2-2

SECTION THREE - PROPERTY DESCRIPTION 3-3

Site description 3-3

Description of the Improvements 3-4

GIS Aerial Map 3-5

Zoning Map 3-6

Flood Map 3-7

Site Survey 3-8

Subject Photos 3-9

SECTION FOUR - HIGHEST AND BEST USE / THE APPRAISAL PROCESS 4-1

Highest and Best Use Analysis 4-1

The Appraisal Process 4-2

SECTION FIVE - INCOME APPROACH 5-1

Comparable leases 5-1

Historic revenue and expense summary 5-1

Direct capitalization analysis 5-1

Rate-of-return analysis 5-4

Conclusion to the income approach 5-5

SECTION SIX - SALES COMPARISON APPROACH 6-1

Selection of the comparables 6-1

Comparable improved sales map 6-1

Comparable improved sales grid 6-2

Analysis of comparable improved sales 6-3

Conclusion to the sales comparison approach 6-3

SECTION SEVEN - COST APPROACH 7-1

SECTION EIGHT - RECONCILIATION AND FINAL VALUE OPINION 8-1

Value Opinions and Conclusions 8-1
Estimated Exposure Time 8-2
SECTION NINE - CERTIFICATION/LIMITING CONDITIONS/QUALIFICATIONS 9-1
Certification 9-1
Contingent and Limiting Conditions 9-2
Qualifications of the Appraiser – Chris W Huffman, PE 9-5
SECTION TEN - ADDENDA 10-1
Copy of Deed 10-1
Comparable Lease Datasheets 10-2
Comparable Improved Sales Datasheets 10-3
Appraiser's State Certification 10-4

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Section One - Summary of Salient Facts

Executive Summary

Type of Property:	Public Multi-Use Building
Property Address:	1 Morgan Dr. Oberlin, Kansas 67749
Legal Description:	Lengthy legal description, see the original survey in Section 3 of this report and the deed in the Addenda of this report.
Site Area:	392,040 sq.ft. (9.00 acres) There is some disagreement as to the actual size of the subject parcel. An updated survey after the conveyance of some portions of the original grant has not been done, and City and County have multiple opinions as to the actual size of the subject tract.
Improvements:	Two-story, mixed-use public building of brick with block back up construction; 26,500 sq.ft. GBA; 26,500 sq.ft. NRA; built in 1993.
Zoning:	"CG" - General Business District.
Highest and Best Use:	
"As Vacant":	Institutional Use
"As Improved":	Continued use
Property Rights Appraised:	Fee Simple Estate
Date of Inspection:	August 27, 2021

Effective Dates of Valuation:

"As Is":	August 27, 2021
Furniture, Fixtures & Equipment:	No FF&E is included in the opinion of value contained in this report.

Estimated Exposure Time: 3 to 5 years

Value Opinions and Conclusions

Income approach	$1,455,000
Sales comparison approach	$1,460,000
Cost approach	Not Applied
FF&E value	$0
Final opinion of market value - as is	**$1,460,000**

- *Please refer to the Extraordinary Assumptions & Hypothetical Conditions in Section 1 and the Contingent & Limiting Conditions in Section 9.*
- *Please note that the value indication derived from the income approach assumes co-located government tenants. Private sector tenants would not support this value.*

Taxes & Assessment Analysis

Current Valuations & Taxes

The subject property is publicly owned and is exempt from ad-velorum taxes. As no conveyance of the subject is contemplated as of the effective date, an opinion of estimated taxes is not included.

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Definitions and Concepts

Property Rights Appraised: Property rights appraised include the fee simple interest. *Fee simple estate* is defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[1]

Purpose of the Appraisal: To estimate *Market Value* of the subject property as of the effective date of the appraisal.

Standard of Value - Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[2]

Intended Use of the Appraisal: The intended use of this appraisal is to document market value for the internal decision making purposes of the Client.

Intended Users of the Appraisal Report: This report is intended for use only by City of Oberlin and their legal counsel. Use of this report by others is not intended by the appraiser.

[1] Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015).

[2] 12 CFR 34 & 12 CFR 323

Scope of Work

The *Scope of the Work Rule* of USPAP states that for each appraisal and appraisal review assignment, an appraiser must:

1. identify the problem to be solved;
2. determine and perform the scope of work necessary to develop credible assignment results; and
3. disclose the scope of work in the report.[3]

USPAP does not require a scope of work section but requires the scope of work to be disclosed throughout the report. This section is presented as an outline to the scope of work performed, but the user should read the entire report to fully understand the scope of work.

Site Visit	Chris W. Huffman, P.E. observed the interior and exterior of the subject property on August 27, 2021. Halley Roberson (City Administrator) accompanied the appraiser during the site visit and provided information relevant to the appraisal. The site visit was limited to a cursory tour of the property and does not include a thorough analysis of the systems and components (including but not limited to structural, mechanical, electrical, and plumbing). The roof, crawl space (if applicable), and other inaccessible areas were not inspected. Any rating reported of a component or the property overall (i.e. good, average, fair, poor), or estimate of effective age and remaining life is subjective in nature and intended to communicate how the property compares to other properties in its market segment. Such a rating should not be construed as an expert opinion of the quality of the components and should not be used as a basis for estimating maintenance and replacement schedules. The subject is an existing mixed-use public building that is currently owner-occupied and operated as Gateway Civic Center.
Measurements	Land and building areas per Decatur County measurements and Client records.
Income Approach	The income approach analyzed market rents. A stabilized income and expense statement was estimated, and a value estimate was developed through direct capitalization.
Sales Comparison Approach	The sales comparison approach consisted of an analysis of comparable sales, which were adjusted for differences in physical and/or economic characteristics.
Cost Approach	The cost approach is not applied in this appraisal. The original cost to construct the improvements on donated land is reportedly between $2 million and $3 million dollars. As the subject was constructed for public purpose, a building of similar utility that would be market supported would be built for much less. Therefore, the cost approach to value may be misleading, and is omitted. This omission does not have a material impact upon my opinion of value.

I have not previously appraised the property that is the subject of this report within the last three years.

Public information was obtained from online services of the local county courthouse and city and state offices. Market data including land and improved sales and lease data was obtained from a variety of sources including:

[3] Uniform Standards of Professional Appraisal Practice – 2020-2021 Edition, © The Appraisal Foundation, p. 13-14.

- County sales data.
- Local appraisal and brokerage offices and other market participants

Information Requested by &/or Provided to the Appraiser:

- Site Survey/Plan
- Building Layout Sketches
- Environmental Site Assessment
- Detailed Operating Expenses
- Copies Of Any Lease Agreements (If Leased)
- Recent Capital Expenditures
- Known Items Of Deferred Maintenance

Extraordinary Assumptions and Hypothetical Conditions:
An *extraordinary assumption* is defined as an assignment-specific assumption as of the effective date regarding uncertain information used in the analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption; and
- Use of the extraordinary assumption results in a credible analysis.[4]

A *hypothetical condition* is a condition directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; and
- Use of the hypothetical condition results in a credible analysis; and
- The appraiser determines that the scope of work necessary to produce credible assignment results in accordance with the scope of work rule.[5]

The value opinion reported is qualified by certain definitions, limiting conditions, and certifications which are set forth in this report. Due to the nature of the appraisal problem, the appraiser had to use the following extraordinary assumptions and hypothetical conditions, as per Standards Rule 1-2 and 2-2 of USPAP.

- As part of this appraisal, I assume there are no environmental conditions that would negatively impact the marketability of the property. If such conditions exist, it could negatively impact my opinion of market value.
- **The value indication derived from the Income Capitalization Approach (see Section Five of this report) is based upon the assumption that co-located government tenants are in place. This is done because there is no confirmable market for non-government tenants for such facilities, and private sector tenants will not be willing to pay the lease rates paid by government tenants.**

[4] Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition, © The Appraisal Foundation, page 4, 17.
[5] Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition, © The Appraisal Foundation, page 4, 17-18.

- The standard of value for this analysis is market value and to the extent reasonable assumes market conditions commensurate with past market performance. Unforeseen events can completely eradicate conclusions that have been based in trend analysis or fundamental market analysis. My market value opinion is as of a particular date, and it is an attempt to reflect the anticipations of market participants as well as market fundamental trends and analysis. Events subsequent to the date of value that were not anticipated by market participants can cause values to change -- in some cases, significantly.

  An important part of any appraisal assignment is the analysis of market conditions. Market analysis includes observing market reactions. Forces that influence real property values include social trends, economic circumstances, governmental controls and regulations and environmental conditions. This analysis becomes more complicated when the market or market participants themselves are facing uncertainty. With regard to market conditions – my recognize there is substantial market volatility as of the date of this report due to the COVID-19 pandemic, however most market participants believe it's premature to draw strong inferences about the virus's impact on property markets.

  - Commercial real estate sector is not the stock market. It's slower moving and the leasing fundamentals don't swing wildly from day to day. If the virus has a sustained and material impact on the broader economy, it will have impacts on property as well.
  - The outbreak has also prompted a flight to quality, driving investors into the bond markets, where lower rates are creating more attractive debt/refinance options.
  - If past outbreaks are a useful guide, then COVID-19 should largely be contained by the first half of 2020. Most anticipate a strong rebound in markets in the second half of the year.

  - Accordingly, my opinion of value reflects market conditions commensurate with past market performance. The use of this assumption may affect my assignment results. The coronavirus threat may be impacting market conditions. However, in our local market it is not yet clear to what extent, if any, market conditions are affected.

If any of these assumptions are proven false, it could have a material impact on my opinion of market value.

Compliance with the Competency Rule of USPAP:

- I have appraised similar properties throughout the State of Kansas and affirm that I am competent to complete this appraisal in accordance with the Competency Rule of the Uniform Standards of Professional Appraisal Practice.

History of the Property

Sales History

History of Ownership information on the subject property was obtained from various on-line services and offices of Decatur County. Transfers of ownership are recorded in the Register of Deeds Offices. The current owner of record is City of Oberlin. No transfers of ownership have been recorded during the last three years. A copy of the most recently recorded deed in included in the Addenda.

Current Listings/Offers to Purchase
The appraiser is informed that an offer by John Deere to purchase the subject for $300,000 plus $50,000 store credit has been rejected by the City. No active marketing and no other offers are reported.

Recent/Planned Capital Expenditures
The City Administrator has furnished the following information regarding capital improvements since construction, or planned:

Carpet & tile	$70,000 - $100,000
Arena floor concrete	unknown
Arena floor paint	$10,000 - $15,000
Arena windows	$15,000
Kitchen equipment – range & fryer	$21,200
Double oven	$8,000
Warmers (upright & mobile)	$6,400
Dishwasher	$12,800
Theater – sound board, lighting	$7,000
Painting & sealing exterior	$42,000
A/C units	$130,000- $160,000

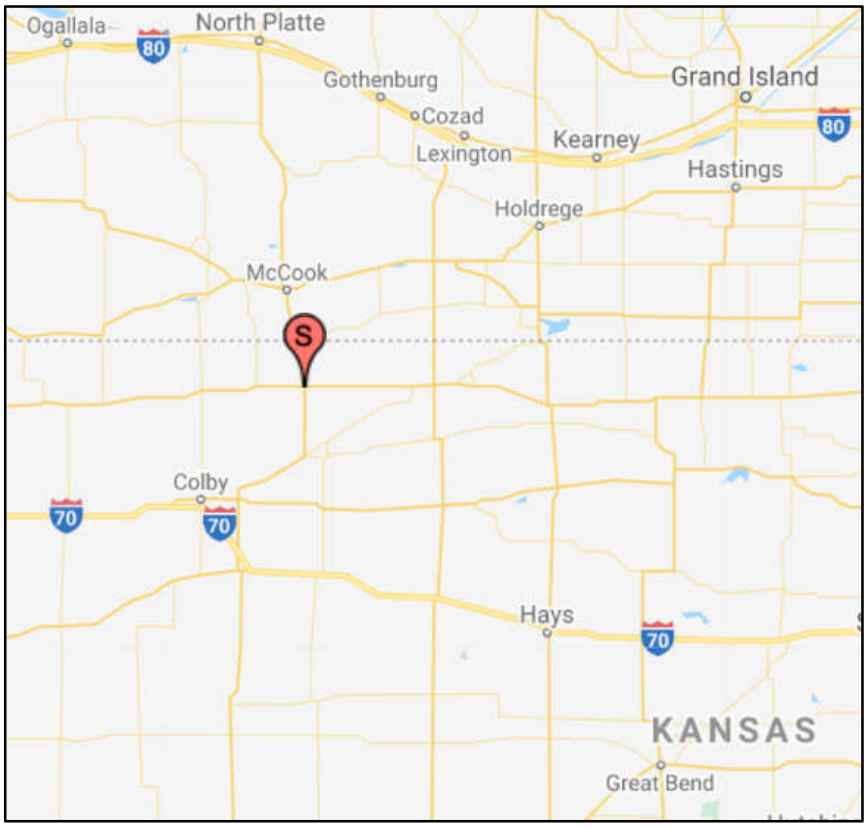
Encumbrances
A title search has not been authorized by the client, nor does the appraiser make any representations as to quality or transferability of title.

Financial Data
The subject is owner-occupied and is operated by the City of Oberlin. Arm's length leases are not reported and no reliable contract income for the subject is known. Market rents for co-located government tenants are relied upon in this appraisal.

Section Two - Regional / Local Market Analysis

Neighborhood Map & Overview

The subject property is located on the west side of US-83 and south of US-36 in the northwestern part of Oberlin. Given the public use nature of the subject, the market area includes essentially all of Oberlin and a significant portion of Decatur County.



The subject neighborhood is in the stability stage of its life cycle. There is some land available for development, but little evidence of market demand for new construction. The improved properties in the immediate vicinity have sufficient remaining economic life that repurposing or redevelopment of properties is not observed. Overall, the market is described as stable.

Market Area Characteristics
Land uses in the immediate vicinity of the subject property include a variety of commercial and business service uses with agribusiness as a primary focus. Downtown Oberlin lies a short distance to the southeast. The subject property conforms well to neighboring land uses.

Conclusion
In conclusion, the subject property is located along the US-83 corridor, which is a regionally significant north-south highway providing access and mobility throughout western Kansas. The US-36 corridor is found a short distance to the north and is a regionally significant east-west arterial corridor providing access and mobility throughout Kansas. The roadways in the area have ample capacity for the traffic volumes observed and are in a reasonable state of repair. In consideration of the amount of commercial and business service uses in this area, the location in close proximity to complementary land uses, and the accessibility of the site, the subject property appears to be well suited for institutional uses.

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Neighborhood Photos

Looking South Along US-83

Looking North Along Us-83

Looking South Along Fairway Avenue

Looking North Along Fairway Avenue

Looking West Along Morgan Drive

Looking East Along Morgan Drive

Section Three - Property Description

Site description

Legal Description:	Lengthy legal description, see the original survey in Section 3 of this report and the deed in the Addenda of this report.
Site Area:	392,040 square feet or 9.00 acres There is some disagreement as to the actual size of the subject parcel. An updated survey after the conveyance of some portions of the original grant has not been done, and City and County have multiple opinions as to the actual size of the subject tract.
Zoning:	"CG" - General Business District. The existing use is conforming within this district.
Easements and Restrictions:	Typical setbacks as required by zoning are assumed.
Encroachments:	None were noted.
Flood Zone:	Zone C. Exact flood elevation should be determined by a qualified surveyor.
Utilities:	All Available
Environmental Considerations:	No environmental issues are known
Nuisances or Hazards:	None are noted.
Accessibility / Visibility:	Access to the site is adequate; visibility is good.

Description of the Improvements

Type of Property:	Mixed-Use Public Building
Number of Buildings:	1
Number of Stories:	Two
Gross Building Area:	26,500 square feet
Net Rentable Area:	26,500 square feet
Year Built:	1993
Economic Life:	50 years
Effective Age:	25 years
Remaining Economic Life:	25 years
Construction Quality:	Above Average, Class C - Masonry
Condition:	Above average
Building Layout:	The lower level is partitioned into public entry/foyer, auditorium, gymnasium, kitchen, restrooms, and various mechanical and storage rooms. The upper level is partitioned into various offices, meeting rooms, restrooms, and various mechanical and storage rooms plus an indoor walking track with bleachers that are an open mezzanine over the gymnasium.
Interior Finishes:	Floor are typically carpet and sealed concrete; drywall walls; acoustic tile and exposed insulated roof structure ceilings.
Foundation:	Concrete slab
Exterior Walls / Roof:	Class C - Masonry structure with brick with block backup exterior and a insulated metal roof.
Electrical:	Typical & adequate, not 3-phase
Lighting:	Fluorescent and Incandescent
HVAC:	Full HVAC
Items of Deferred Maintenance:	Normal wear to the building was observed during the site visit. The parking areas are in a deteriorated, but serviceable condition.
FF&E:	No personal property is included in the opinion of market value reached in this report.

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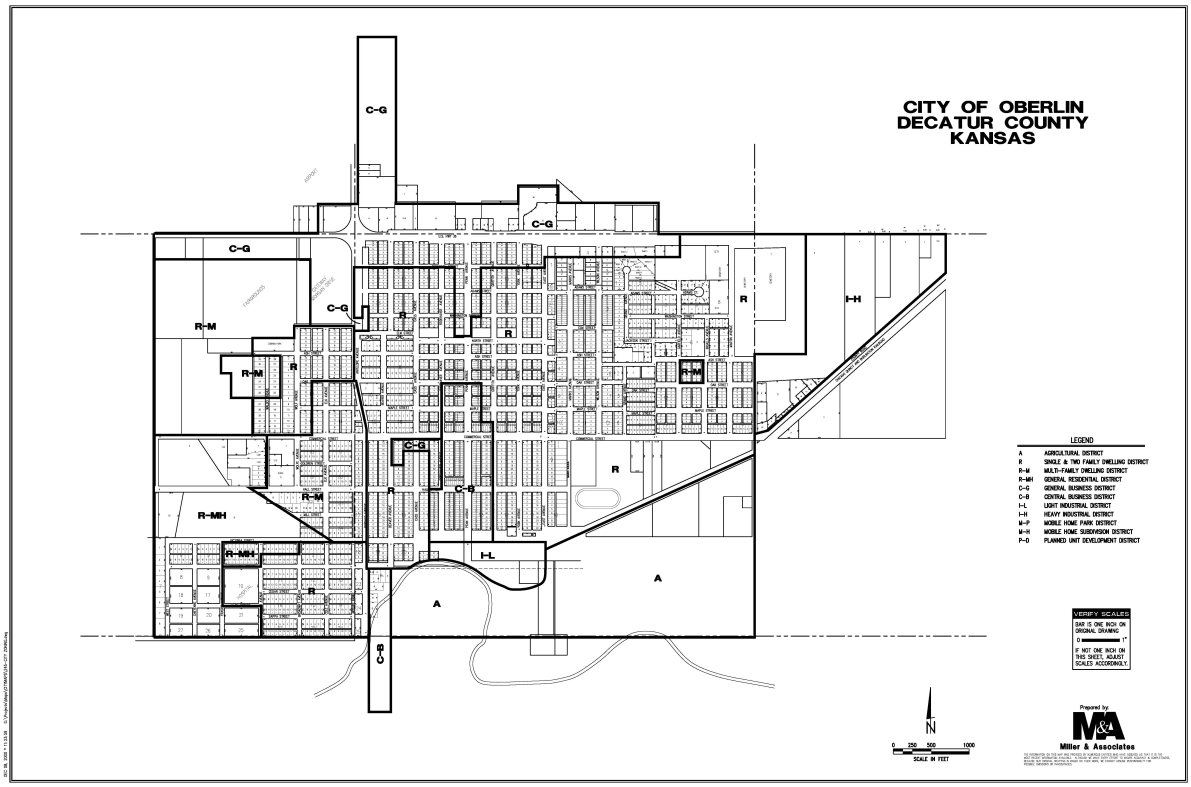
GIS Aerial Map

Zoning Map


CITY OF OBERLIN
DECATUR COUNTY
KANSAS
C-G
R-M
R-MH
R
I-H
I-L
C-B
A
LEGEND
A AGRICULTURAL DISTRICT
R SINGLE & TWO FAMILY DWELLING DISTRICT
R-M MULTI-FAMILY DWELLING DISTRICT
R-MH GENERAL RESIDENTIAL DISTRICT
C-G GENERAL BUSINESS DISTRICT
C-B CENTRAL BUSINESS DISTRICT
I-L LIGHT INDUSTRIAL DISTRICT
I-H HEAVY INDUSTRIAL DISTRICT
M-P MOBILE HOME PARK DISTRICT
M-H MOBILE HOME SUBDIVISION DISTRICT
P-D PLANNED UNIT DEVELOPMENT DISTRICT
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
N
0 250 500 1000
SCALE IN FEET
Prepared by:
Miller & Associates

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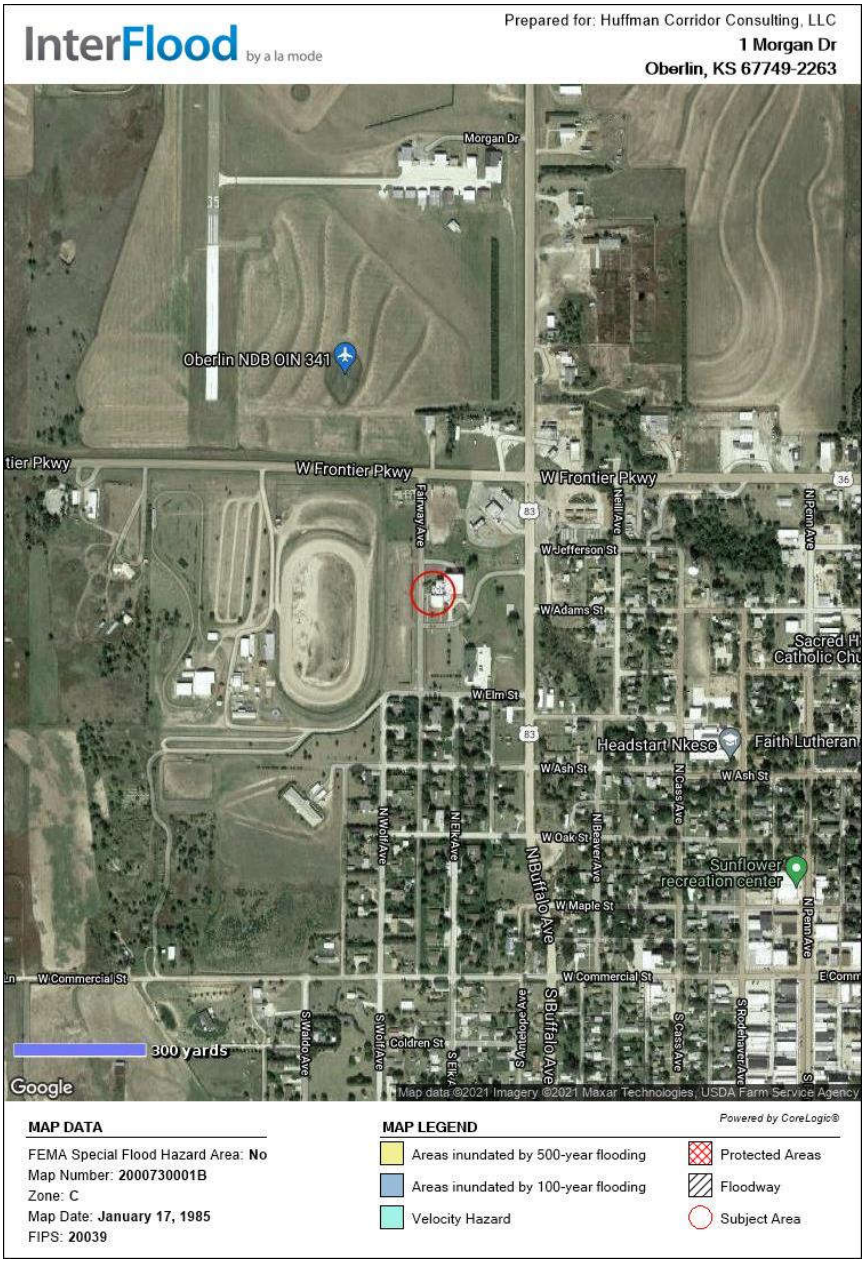
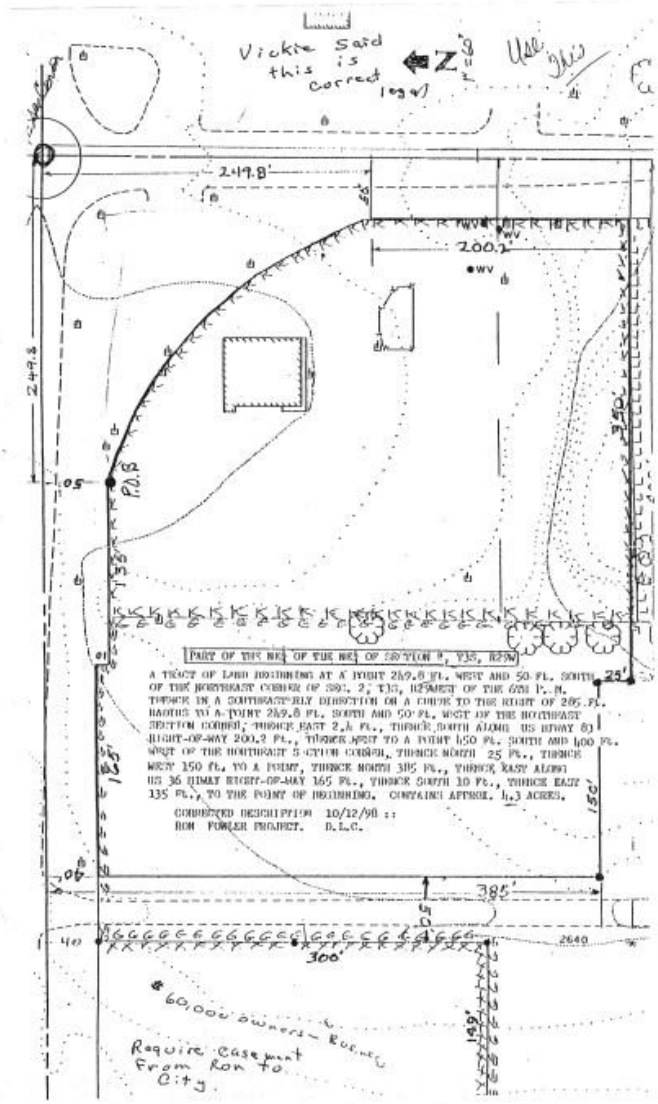
Flood Map



Site Survey


Vickie said this is correct
249.8'
200.2'
WV
249.8
385'
300'
2640
Require easement From Ron to City.

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Subject Photos

South (Auditorium) Side

East Side

North (Back) Side

West (City Office) Side

Typical Landscaping

On-Premise Signing

Typical Roof Framing

Mezzanine (Indoor Track)

Typical 2nd Floor Hallway

Typical Meeting Room

Teleconference Room

Gymnasium Space

Auditorium

Green Room

Office Restroom

Auditorium Restroom

Commercial Kitchen

Typical Storage Room

Section Four - Highest and Best Use / The Appraisal Process

Highest and Best Use Analysis

Highest and best use is that reasonable and probable use that will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, it is that use, from among legally permissible, physically possible and reasonably probable uses, found to be economically and financially feasible, and which results in the most profitable of the alternatives.

Four questions must be answered in determining Highest and Best Use.

Highest and Best Use as Vacant:

Physically Possible Uses – To what uses is it physically possible to put the subject site?

- The subject is a irregular shaped tract containing 392,040 square feet (9.00 acres) of site area located on the west side of US-83 and south of US-36 in the northwestern part of Oberlin. The site is of sufficient size and suitable configuration to allow for a variety of residential and commercial uses if planned carefully.
- Access is adequate. Visibility is good. Topography is level to hilly and drainage is assumed to be adequate for the site. Aside from its size, there are no significant physical limitations that would impact my opinion of highest and best use.

Legally Permissible Uses – What uses are permitted by zoning and deed restrictions on the subject site?

- The site is zoned "CG" – General Business District.
- I am not aware of any deed, or other restrictions that would legally limit the use of the site.

Financially Feasible Uses – Which possible and permissible uses will produce any net return to the owner of the subject site?

- Many of the physically possible and legally permissible uses could be financially feasible if planned and developed carefully. The site is located along the US-83 arterial corridor. As vacant, the subject site would support single or multi-tenant retail, office, business service, or mixed uses.

Optimal (Highest and Best) Use – Among the feasible uses, which use will produce the highest net return or result in the highest present worth?

- The use that results in the maximum profitability of the site is beyond the scope of this assignment. The recipient of the property's productivity (e.g., the lender, equity investor, the public, etc.) greatly determines what the use should be. Regardless, the use for the subject should conform to the neighborhood trends and be consistent with existing land uses.
- Given the subject's location along this highway corridor, the site is well suited for a variety of business service or institutional uses.

Highest and Best Use as Improved:

The existing improvements are consistent with the highest and best use as vacant. There are no apparent uses that would justify razing the existing improvements in favor of an alternate use. It is my opinion that highest and best use of the subject as improved is for continued use.

The Appraisal Process

An appraisal is an estimate or opinion of value. This appraisal report sets forth the opinion of value of the described property as of a specified date, supported by the presentation and analysis of relevant data. The date of the appraisal is the specified date as of which the value opinion is applicable and valid. The date of the appraisal identifies the market conditions that existed when the appraisal was made. Three basic approaches to value are used. They are the income approach, sales comparison approach, and the cost approach.

Income Approach

The income approach is the process by which anticipated benefits (dollar income or amenities) are discounted to a present worth estimate through capitalization. Income capitalization is the process of converting into present value a series of periodic installments of net income. The steps in this approach include estimating potential gross income by comparison with competing properties and subtracting applicable operating expenses estimated from historical and/or market experience to reach a projected net income stream. Capitalization rates are extracted from competitive properties in the market or are developed by a consideration of interest rates currently offered on similar properties and the returns that investors require on similar real estate investments in the current marketplace. The resulting rates are then used to capitalize the income stream into an opinion of value.

Sales Comparison Approach

The sales comparison approach involves the comparison with the subject property of similar properties that have recently been sold or similar properties currently on the market. Differences in time of sale, age, location, physical characteristics (including amenities offered), and conditions influencing sale, including market conditions and any special financing conditions, are analyzed. Differences in the comparable properties are adjusted to the subject property to indicate a range of value for the property being appraised. These adjustments are extracted from the market, based on actions of typical buyers and sellers in the subject's market. The value range is then correlated into an opinion of value for the subject property.

Cost Approach

The cost approach is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. In this approach, the appraiser must first develop an opinion of value for the subject site by comparison with similar sites that have recently sold or are currently on the market. Replacement cost new of improvement is estimated by comparison to similarly constructed properties through use of cost tables prepared by a valuation service such as *Marshall Valuation Service*, published by Marshall & Swift Company. Depreciation from all sources is estimated and subtracted from replacement cost new to arrive at the present worth of the improvements, including depreciated value of the site improvements. The depreciated cost of the improvements is then added to the value of the land to reach an opinion of value by the cost approach.

Reconciliation and Final Value Opinion

The value opinions, as indicated by the three approaches, are then correlated into a final opinion of the worth of the property. Reconciliation is the process by which the appraiser weighs the relative significance, defensibility, and applicability of each approach as it pertains to the type of property being appraised. By this process, the appraiser selects from among the alternative conclusions or indications to reach a final value opinion.

It should be noted that while all applicable approaches should have some reasonable correlation, specific adjustments will not necessarily be the same in each approach. This is because each approach provides market value of the property being appraised by measuring

different types of market data and different market participants. For example, the location adjustment for the subject site in the cost approach may not be the same amount of adjustment (dollar or percentage) as in the sales comparison approach. This is because the purchasers of vacant land look at the land as having a larger choice of potential improvements or uses; it has greater possible utility as a vacant site. The purchaser of an existing improved property is limited to a smaller number of choices as defined by the existing improvements. And in the income approach, a prospective tenant will have a different interpretation of location based on his or her own desires and the identified leasable space, not the whole improvement or the consideration of the site as vacant. Detailed explanations and processes for each reliable approach to value follow in this report.

Section Five - Income Approach

The income approach is the procedure in appraisal analysis that converts anticipated benefits (dollar income or amenities) to be derived from the ownership of the property into an opinion of value. Anticipated future income and/or reversions are discounted to a present worth figure through the capitalization process.

The income approach is generally selected as the preferred technique for income-producing properties because it most closely reflects the investment rationale and strategies of typical buyers. To utilize the income approach, the appraiser must:

1. Project net income
2. Select an appropriate capitalization rate
3. Apply the proper discounting procedure

Comparable leases

No arm's length commercial leases in the Oberlin area could be confirmed, and market participants report that most commercial buildings are owner-occupied. Thus, a search of leases for government office, storage, and mixed-use spaces across the State of Kansas was made through the Kansas Department of Administration. Likewise, a similar search was made through the U.S. General Services Administration for western Kansas, southern Nebraska, and eastern Colorado. Co-location of other government tenants in this public building is the most likely scenario for a rural market like Oberlin. **It must be noted that non-governmental tenants will not be willing to pay the lease rates paid by government tenants.**

Historic revenue and expense summary

Historical income and expense figures for the subject were received and have been considered alongside market expense comparables in estimating operating expenses for the subject property on a stabilized basis. For reasons of confidentiality, I have not disclosed the identity of the expense comparables. I have also analyzed data from the *Institute of Real Estate Management (IREM)* for comparison with the subject property.

Direct capitalization analysis

Potential gross income — Market rent and contract rent

To develop a supportable opinion of value using the income approach, a realistic projection of income and expenses must be formulated. Current rents on properties in similar use have been used in estimating market rent. Market rent is the rental income that a property would most probably command in the open market. It is indicated by current rents paid and asked for comparable space as of the date of the appraisal.

Market rent may differ from contract rent, which is the actual income that may be specified in a current lease on the subject property. If additional income is produced from other profit centers contained in the subject property, this additional income is added to the rental income to reach potential gross income.

Market rent — As discussed above, leases by government offices were researched through the Kansas Department of Revenue and the U.S. General Services Administration. The expense terms of the comparables was considered and adjustments were made where appropriate to provide a full-service equivalent rent in which the landlord is responsible for the payment of all expenses, including real estate taxes, property insurance, maintenance, utilities and janitorial and management expenses, as well as for losses related to vacancy/rental collections, management fees and a reserve for replacement.

Contract rent — The subject property is presently and has historically been owner-occupied. As such, market rent will be analyzed and estimated for the subject property.

From this market data and in consideration of the subject's physical characteristics and amenities, I conclude that a market rental rate for the subject property of $11.00 per square foot for the 26,500 square feet of NRA is supported by the market. Potential base rental income is estimated to be $291,500 annually.

Reimbursements
Under full-service lease terms, the tenants do not reimburse any expenses to the property owner.

Potential gross income
Under market leasing structures, potential gross income is estimated at $291,500 per annum on a stabilized basis.

Vacancy and collection losses

The initial expense to be encountered includes any losses from vacancies and rental collections on the property. No published vacancy surveys were available to the appraiser for the local market. Based on a visual survey of properties in the vicinity of the subject property, it is observed that the properties that "go dark" tend to remain that way for an extended period.

In consideration of the historical and anticipated occupancy status, age/condition, amenities, location and size of the property, stabilized market vacancy/collection losses for the subject property is estimated at 15%.

Effective gross income is estimated at $247,775 per annum on a stabilized basis.

Operating expenses
No historical operating expense information was provided to the appraiser. Operating expenses are deducted from the effective gross income to reach net operating income for the subject property on a stabilized basis. Operating expenses are estimated based on the anticipated operating status of the subject property and market data retained in the appraiser's work file as shown on the Stabilized Revenue and Expense Schedule.

Net operating income
The Stabilized Revenue and Expense Schedule for the subject property is presented below. The stabilized NOI is estimated to be $138,317. Consistent with the market, a $0.15 per square foot reserve for replacement has been considered as a below NOI deduction.

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Stabilized Revenue & Expense Schedule
Gateway Civic Center
1 Morgan Dr.
Oberlin, Kansas
As of August 27, 2021

Gross building area: 26,500 sq.ft.
Net rentable area: 26,500 sq.ft.

				Per NRA Square Foot	% of E.G.R.
Potential gross revenue					
Contract rents		$ -		$ -	
Market rent		$ 291,500		$ 11.00	
Expense reimbursements		$ -		$ -	
Total potential gross revenue			$ 291,500	$ 11.00	
Vacancy and credit loss	15.0%	(43,725)		$ (1.65)	
Effective gross revenue			$ 247,775	$ 9.35	100.00%
Expenses					
Real estate taxes		$ -		$ -	0.00%
Building insurance		$ (11,925)		$ (0.45)	-4.81%
Maintenance and repairs		$ (33,125)		$ (1.25)	-13.37%
Utilities		$ (53,000)		$ (2.00)	-21.39%
Janitorial		$ (3,975)		$ (0.15)	-1.60%
Management		$ (7,433)		$ (0.28)	-3.00%
Total expenses			(109,458)	$ (4.13)	-44.18%
Stabilized net operating income			**$ 138,317**	**$ 5.22**	**55.82%**
Reserves for replacement			$ (3,975)	$ (0.15)	-1.60%
Cash flow before debt service			$ 134,342	$ 5.07	54.22%

NOTE: Some numbers may not foot due to rounding.
The comments and assumptions in the accompanying report are an integral part of the prospective financial analysis.

Source: Martens Appraisal

Rate-of-return analysis

The overall capitalization rate (R_o) reflects the relationship between a point estimate of net operating income and value. The selection of the appropriate R_o is based on the analysis of comparable market data.

No cap rates were available on any of the sales used in Section Six — Sales Comparison Approach. However, the appraiser has data on 181 investment sales of industrial, retail, shopping center and office properties from our databases, which have occurred in the state of Kansas between January 2016 and April 2021. These data are summarized in the following table.

Capitalization Rate Analysis of Investment Sales Throughout Kansas January 2016 through April 2021

Capitalization Rate Analysis by Category	# of Sales	Low Cap Rate	High Cap Rate	Average Cap Rate
Industrial	32	6.23%	12.25%	**7.96%**
General and Medical Office	45	6.20%	12.67%	**8.91%**
Local Retail / Restaurant	10	7.75%	13.58%	**9.95%**
National Retail / Restaurant	30	5.36%	10.56%	**6.77%**
Shopping Centers	64	5.53%	12.27%	**8.74%**
2016 Sales	31	6.00%	12.27%	**8.79%**
2017 Sales	42	5.78%	12.00%	**8.32%**
2018 Sales	38	5.36%	12.25%	**8.36%**
2019 thru February 2020 Sales	36	5.53%	13.58%	**8.45%**
March 2020 thru April 2021 Sales	34	5.60%	12.67%	**8.05%**
Overall Sale Price below $1 million	59	6.01%	13.58%	**9.26%**
Overall Sale Price from $1 million to $5 million	103	5.36%	12.67%	**7.97%**
Overall Sale Price above $5 million	19	5.53%	11.59%	**7.92%**
Overall	181	5.36%	13.58%	**8.39%**

Newer buildings in good locations with long-term leases to national credit tenants command higher prices, yielding lower capitalization rates. Properties with older improvements in less than superior locations tend to result in higher cap rates.

In consideration of the data presented above, the anticipated operating status of the building and the projected operating expectancies, the R_o applicable to the income estimates for the subject property are presented below:

Overall capitalization rate (R_o): 9.50%

The calculations showing the capitalization of stabilized NOI into a stabilized value indication for the subject site and improvements are shown in the table below.

Direct Capitalization Analysis
Gateway Civic Center
1 Morgan Dr.
Oberlin, Kansas
As of August 27, 2021

			Market Value
Stabilized net operating income			$ 138,317
Overall capitalization rate	(Ro)	÷	9.50%
Stabilized value indication			$ 1,455,966
	Rounded		**$ 1,455,000**
Indicated value per square foot			$ 54.91
Inferred Ro on stabilized NOI			9.51%

Source: Martens Appraisal

Conclusion to the income approach

In conclusion, my opinion of market value of the fee simple estate in the subject property "as is", exclusive of FF&E, by the income approach, as of the effective date of this appraisal, is estimated and rounded as follows:

$ 1,455,000
ONE MILLION FOUR HUNDRED FIFTY-FIVE THOUSAND DOLLARS

Please refer to "Extraordinary assumptions and hypothetical conditions" in Section 1 and "Contingent and limiting conditions" in Section 9.

Section Six - Sales Comparison Approach

Selection of the comparables

In completing my research for comparable sales, sales of government and other public buildings were researched. Given the special and mixed use nature of the subject a search was also made for sales of religious facilities, public service organizations, and educational facilities throughout the State of Kansas. This was done in recognition of the fact that the subject would most likely be repurposed as an educational or religious center/school should it ever be abandoned. The search included buildings and transactions with the following characteristics:

- Sales occurring between August 201910 and present
- Locations throughout Kansas
- Gross building area less than 50,000 square feet
- Buildings built or remodeled since 1960

By searching for buildings and transactions that fit these characteristics, a data pool of five sales is created. The comparative analysis of these sales follows. The market analyzes this type of property using a square-foot unit of measure, and the sales have been analyzed accordingly.

Comparable improved sales map

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Comparable improved sales grid

	Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5
Property ID	*146437*	*146595*	*144486*	*39309*	*146594*	*146593*
Property name	Gateway Civic Center	Former American Legion	Kansas Department of Children and Families	Former Highland Community College	Bomgaars	Orscheln Farm & Home
Address	1 Morgan Dr.	3800 SE Michigan Avenue	2601 S. Oliver	430 Arizona Avenue	505 W Holme St.	1401 State Street
City state	Oberlin, Kansas	Topeka, Kansas	Wichita, Kansas	Holton, Kansas	Norton, Kansas	Phillipsburg, Kansas
Property sub type	Special Purpose Other	Armory, Club, Lodge Facility	Institutional, Governmental	Vehicle Related	Free Standing Building	Free Standing Building
Sales data						
Sale status		Recorded	Closed	Recorded	Recorded	Recorded
Sale date		6/14/2021	1/28/2021	12/15/2020	10/15/2020	8/7/2019
Time from DOS		2 month(s)	7 month(s)	9 month(s)	11 month(s)	25 month(s)
Property rights conveyed		Fee Simple	Leased Fee	Fee Simple	Fee Simple	Fee Simple
Financing terms		Market	New Loan from	Market	New Loan(s) from a	All Cash
Conditions of sale		Arm's Length	Arms length	Arms-length, tenant	Arm's Length	Arm's Length
Sale price		$340,000	$11,000,000	$800,000	$850,000	$700,000
Property rights adj. $		$0	$0	$0	$0	$0
Financing terms adj. $		$0	$0	$0	$0	$0
Conditions of sale adj. $		$0	$0	$0	$0	$0
Atypical costs after sale $		$0	$0	$0	$0	$0
Expenditures after purchase $		$0	$0	$0	$0	$0
Excess land value		$0	$0	$0	$0	$0
Market conditions/time adj.		$0	$0	$0	$0	$0
Adjusted sale price		$340,000	$11,000,000	$800,000	$850,000	$700,000
Improvement data						
GBA	26,500 SF	11,680 SF	97,532 SF	11,480 SF	16,160 SF	21,823 SF
Rentable area	26,500 SF	11,680 SF	97,532 SF	11,480 SF	16,160 SF	21,823 SF
Efficiency (RA/GBA)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Number of stories	2	1	1	1	1	1
Construction class	C - Masonry	S - Steel Frame	C - Masonry	S - Steel Frame	D - Wood Frame	S - Steel Frame
Construction description	Brick with block back	Metal on Steel Frame	Pre-stressed concrete	Metal on Steel Frame	Brick Veneer, Wood	Sandwich Panels
Year built	1993	1974	1961	2000	1982	1994
Last renovation year	N/A	2000	2015	2018	2010	2016
Building condition	Above average	Inferior	Similar	Similar	Inferior	Similar
Site data						
Land square feet	392,040 SF	292,027 SF	424,539 SF	161,502 SF	104,944 SF	144,760 SF
Land acres	9.00 AC	6.70 AC	9.75 AC	3.71 AC	2.41 AC	3.32 AC
Land to building ratio	14.79:1	25.00:1	4.35:1	14.07:1	6.49:1	6.63:1
Zoning code	CG	MF/SFR	LC	CS	C	C
Parcel type	Through Lot	Interior	Corner	Corner	Mid-Block	Corner
Visibility	Good	Inferior	Similar	Similar	Inferior	Similar
Location	Average	Superior	Superior	Similar	Similar	Similar
Adjusted price per square foot of GBA		**$29.11**	**$112.78**	**$69.69**	**$52.60**	**$32.08**
Property adjustments						
Land to building ratio		-5%	5%	0%	5%	5%
Visibility		0%	0%	0%	0%	0%
Location		-20%	-20%	0%	0%	0%
Building size		0%	0%	0%	0%	0%
Building features		0%	0%	0%	0%	0%
Age/condition		15%	0%	0%	5%	0%
Other		0%	0%	0%	0%	0%
Net property adjustments		-10%	-15%	0%	10%	5%
Total adjusted price per square foot (GBA)		**$26.20**	**$95.87**	**$69.69**	**$57.86**	**$33.68**

Analysis of comparable improved sales

In my analysis of the subject property and the comparable sales, consideration was given to the property rights conveyed, market conditions at the time of sale and terms and conditions of the sale, as well as the physical characteristics of the site and improvements. It is noted that two of the sales are located in metropolitan areas, and a search was made for additional sales in rural markets, but none could be confirmed that are superior to those selected for analysis. All adjustments are shown on the comparable improved sales grid on the previous page. Following the adjustments, the comparables indicate a range from $26.20 per square foot to $95.87 per square foot with an average of $56,66 per square foot and a median of $57.86 per square foot.

In consideration of the building and site amenities, and location of the improvements, my opinion of market value of the subject property "as is" is estimated near the average and median of the market range at $55.00 per square foot for the 26,500 square feet of GBA as shown below:

Indicated market value	
GBA	26,500 SF
Indicated unit value	$55.00
Indicated value	$1,457,500
Rounded	**$1,460,000**

Conclusion to the sales comparison approach

In conclusion, my opinion of market value of the fee simple estate in the subject property "as is", exclusive of FF&E, by the sales comparison approach as of the effective date of this appraisal is estimated and rounded as follows:

$ 1,460,000
ONE MILLION FOUR HUNDRED SIXTY THOUSAND DOLLARS

- Please refer to "Extraordinary assumptions and hypothetical conditions" in Section 1 and "Contingent and limiting conditions" in Section 9.

Section Seven - Cost Approach

The cost approach is not applied in this appraisal. The original cost to construct the improvements on donated land is reportedly between $2 million and $3 million dollars. As the subject was constructed for public purpose, a building of similar utility that would be market supported would be built for much less. Therefore, the cost approach to value may be misleading, and is omitted. This omission does not have a material impact upon my opinion of value.

Section Eight - Reconciliation and Final Value Opinion

Reconciliation is the process by which the appraiser weighs the relative significance, defensibility, and applicability of each approach as it pertains to the type of property appraised. The detailed analysis of all pertinent facts and data which were assembled and verified and which were considered to influence the value of the subject property have led to the following value estimates.

Value Opinions and Conclusions

Income approach	$1,455,000
Sales comparison approach	$1,460,000
Cost approach	Not Applied
FF&E value	$0
Final opinion of market value - as is	**$1,460,000**

- *Please refer to the Extraordinary Assumptions & Hypothetical Conditions in Section 1 and the Contingent & Limiting Conditions in Section 9.*
- *Please note that the value indication derived from the income approach assumes co-located government tenants. Private sector tenants would not support this value.*

Income Approach
In the income approach, the net operating income was estimated for the subject property relying on market rents, and assuming co-located government tenants. A market extracted capitalization rate was applied to the net operating income to estimate value. The data analyzed were sufficient to produce a reliable indication of value and this approach is applicable to the appraisal problem. This type of analysis is most relevant to income producing properties.

Sales Comparison Approach
In the sales comparison approach, five sales of comparable properties were analyzed to estimate the market value of the subject property. The sales were analyzed based a price per square foot. The quality and quantity of the comparables was sufficient to produce a reliable indication of value. This type of analysis is most relevant for owner-occupied properties.

Cost Approach
The cost approach is not applied in this appraisal. The original cost to construct the improvements on donated land is reportedly between $2 million and $3 million dollars. As the subject was constructed for public purpose, a building of similar utility that would be market supported would be built for much less. Therefore, the cost approach to value may be misleading, and is omitted. This omission does not have a material impact upon my opinion of value.

Conclusion to Value – As Is

The sales comparison approach to value has been given primary consideration in this analysis, with secondary weight placed on the income approach. **In fact, the income approach is applied primarily as a cross-check for the sales comparison approach because of the lack of truly comparable local rents and the reliance upon government tenants.** The cost approach was not applied. As a result of my investigation and analyses, it is my opinion that the market value of the legal interests appraised herein, exclusive of FF&E, is estimated to be:

$ 1,460,000
ONE MILLION FOUR HUNDRED SIXTY THOUSAND DOLLARS

- *Please refer to the Extraordinary Assumptions & Hypothetical Conditions in Section 1 and the Contingent & Limiting Conditions in Section 9.*

Estimated Exposure Time

The market exposure time is presumed to precede the effective date of appraisal. Exposure time may be defined as follows: *an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.*[6] Exposure time is a function of price, time and use. It must be noted that the concept of reasonable exposure time encompasses not only adequate, sufficient and reasonable time, but adequate, sufficient and reasonable effort.

The estimated exposure time presented herein is based on analysis of the following factors:

- statistical information about days on market;
- information gathered through sales verification;
- interviews with market participants; and
- information from data collection services.

Based on the data presented in this report, and the fact that the market value estimated herein is representative of a price based on current acceptable returns indicated by market participants, the reasonable exposure time for the subject property would be approximately 3 to 5 years, given adequate marketing efforts.

[6] Uniform Standards of Professional Appraisal Practice - 2020-2021 Edition, © The Appraisal Foundation, p. 4, 17, 158.

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Section Nine - Certification/Limiting Conditions/Qualifications

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct to the best of my knowledge.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice.*
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the persons signing this report.
- I have not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

Chris W. Huffman, PE
Certified General Real Property Appraiser
Kansas #G-2537

September 17, 2021 #2021-415
Date of Report Appraisal Number

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Contingent and Limiting Conditions

The certification of the appraiser appearing in the report is subject to the following conditions and to such other specific and limiting conditions as set forth in the report.

1) We assume but do not guarantee the accuracy of the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2) The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3) Unless otherwise stated, the opinion of value pertains to the property's surface rights only.

4) Responsible ownership and competent property management is assumed but is not represented to be historically based.

5) The appraiser applied limited structural and design analysis to the problem and the cost estimates must be considered nonprofessional. A property manager was not retained to estimate the revenue and expense projections

6) Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser can be assumed by the appraiser. All information furnished regarding property for sale, rental, financing, or projections of income and expense is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice.

7) All engineering studies are assumed to be correct. Any plot plans and illustrative material in this report are included only to help the reader visualize the property. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.

8) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that would materially impact the opinion of value. No responsibility is assumed for such conditions or for obtaining specialized studies that may be required to discover them.

9) It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

10) It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the appraisal report.

11) It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

12) It is assumed that the use of the land and improvements (if any) is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

13) Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, were not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. he presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

14) Any allocation of the total value estimated in this report between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

15) Values for various components of the subject parcel and improvements or the value derived by one or two approaches to value as contained within this report are valid only when making a summation or final value opinion and are not to be used independently for any purpose and must be considered invalid if so used.

16) Possession of this report, or a copy thereof, does not carry with it the right of publication. Disclosure of the contents of the appraisal report is governed by the regulations of the Appraisal Institute with which the appraiser is affiliated. Possession of this report or any copy thereof does not carry with it the right of publication nor may the same be sued for any other purpose by anyone without the previous written consent and approval of the appraiser or the client for whom it is written and, in any event, only in its entirety. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the authors, particularly regarding the valuation conclusions and the identity of the appraiser or the firm with which he is associated or any of his associates.

17) The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless other arrangements have been previously made.

18) Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

19) Any conclusions based on the assumed completion of public or private improvements will have clearly defined conditions, extent, and effects of such assumptions stated.

20) The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.

21) Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future. Primary market research was not used due to time and budget limitations unless noted in the report.

22) The appraiser has referred to flood zone maps established under the Flood Disaster Protection Act of 1973.

23) On all analysis, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner.

24) The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of the building improvements to determine conformity with the various detailed requirements of the ADA, nor am I an expert in determining compliance with the ADA. Given the age of the subject property, there is likelihood that there are areas of non-compliance and if the client desires a detailed survey, I suggest retaining the services of a qualified architect.

    Based on the analysis of market transactions, informed buyers recognize the fiscal impact of the ADA in their purchase decisions; thus, remodeling or renovation of older buildings will require a portion of that budget dedicated to curing ADA deficiencies. As such, potential ADA non-compliance is reflected in market transactions utilized in developing the opinion of market value.

    Properties constructed subsequent to this act should have minimal, if any, areas of non-conformity.

25) With regard to the appraiser-client relationship, USPAP does not require a release from the named client in order to reappraise the property that is the subject of this report for another client. If asked to appraise this property by another party, I reserve the right to do so, without consent, so long as the confidentiality provisions of USPAP are met.

26) The Appraisal Standards Board revised the definition of assignment results in order to allow appraisers to share subject property information that is not identified as confidential by the client. If the client identifies the information as confidential and the appraiser could not obtain the information from another source, the information must be kept confidential. Unless the client has requested information be kept confidential, some data specific to the subject property may be shared, or used in future assignments, without the consent of the client so long as the confidentiality provisions of USPAP are met.

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Qualifications of the Appraiser – Chris W Huffman, PE

Professional Designations / Certifications:

Bachelor of Science Civil Engineering B.S.C.E.
Certified General Appraiser: Kansas - #G-2537, Missouri - #200801065
Kansas Supreme Court Approved Core and Civil Mediator
National Highway Institute Certified Instructor #0180

Appraisal Institute Courses and Seminars Completed:

- Litigation Skills for the Appraiser – An Overview
- Eminent Domain and Condemnation
- 2020-2021 USPAP Update
- An Intro to GIS Applications in Real Estate Appraisal
- Feasibility, Market Value, Investment Timing: Option Value
- IAAO Hotel Valuation Seminar
- Valuation of Conservation Easements
- Advanced Land Valuation: Sound Solutions to Perplexing Problems
- Case Studies in Appraising Green Commercial Buildings
- Appraisal of Medical Office Buildings
- Appraising Automobile Dealerships

Additional Appraisal Courses and Seminars Completed:

- Appraising and Analyzing Industrial and Flex Buildings for Mortgage Underwriting
- Appraising Apartments – The Basics
- Appraising and Analyzing Office Buildings for Mortgage Underwriting
- Appraisal of Flex Industrial Facilities

National Highway Institute Appraisal Courses Completed:

- NHI 141043 – Appraisal for Federal-Aid Highway Programs
- NHI 141044 – Appraisal Review for Federal-Aid Highway Programs
- NHI 141045 – Real Estate Acquisition under the Uniform Act: An Overview

Professional Affiliations / Memberships

Member of the Access Management Committee and Friend of the Eminent Domain and Land Use Committee of the Transportation Research Board

Employment History:

July 2005 to Present - The Martens Companies / Martens Appraisal, Commercial Real Estate Appraiser.

August 2008 to Present – Huffman Corridor Consulting, Partner,

July 1993 to August 2008 – Kansas Department of Transportation; Various Positions

Section Ten - Addenda

Copy of Deed

Entered in Transfer Record in My Office
this 11" day of Oct, A.D. 19 91.
Marilyn Dixon
County Clerk

STATE OF KANSAS, Decatur County, SS:
This instrument was filed for record on
the 11" day of Oct 19 91 at 4:30
o'clock P M and recorded in Book A74
Page 648 Fee $ 8.00
Register of Deed-Decatur County
Deputy

WARRANTY DEED

This 11th day of October, 1991

Bruce Guinn, Jr. and Donna S. Guinn, husband and wife,

CONVEY AND WARRANT TO

The City of Oberlin, Kansas,

All of the following-described real estate, situated in Decatur County and State of Kansas, to wit:

That part of the Northeast Quarter of the Northeast Quarter (Pt. NE-1/4 NE-1/4) of Section Two (2), Township Three (3), South, Range Twenty-nine (29), West of the 6th P.M., more particularly described as follows:

Beginning Nine Hundred Twenty (920) feet South of the North line of said Section Two (2) and on the West line of that tract conveyed to the City of Oberlin, Kansas, by that deed of record in Book 54 of deeds at page 537 of the records of Decatur County, Kansas, which point of beginning is at the Southeast corner of that tract conveyed to J. G. Harper by that deed of record in Book 32 of deeds at Page 284 of said records; Thence South along the West line of said tract conveyed to said City of Oberlin, Kansas, a distance of Two Hundred Ten (210) feet, more or less, to the North line of Summit Addition to the City of Oberlin, Kansas; thence West along the North line of said Summit Addition Five Hundred Twenty-One (521) feet, more or less, to a point Sixty (60) feet due North of the Northwest corner of Lot One (1) in Block Four (4) in said Summit Addition to said City; thence North One Hundred (100) feet; thence East Two Hundred Ten (210) feet, more or less, to a point directly South of the Southwest corner of that tract conveyed to J. G. Harper by that deed of record in Book 32 of Deeds at Page 280 of said records; thence North Four Hundred Ten (410) feet, more or less, to the Southwest corner of said tract conveyed to said J. G. Harper by said last-described deed; thence East One Hundred Fifty (150) feet, more or less, along the South line of said last-described J. G. Harper tract to the Northwest corner of that tract conveyed to said J. G. Harper by that deed in Book 32 of Deeds at Page 284 of said records; thence South Three Hundred Feet, more or less, along the West line of said last-described J. G. Harper tract to the Southwest corner thereof; thence East along the South line of said last-described J. G. Harper tract One Hundred Fifty-Six and Two-Tenths (156.2) feet, more or less, to the place of beginning; and

The Northeast Quarter of the Northeast Quarter (NE-1/4 NE-1/4) of Section Two (2), Township Three (3), South, Range Twenty-nine (29), West of the 6th P.M., Decatur County, Kansas, EXCEPT that part of the same which is included in Summit Addition to the town of Oberlin, Kansas, and also except the following described tracts:

Tract of land conveyed to the City of Oberlin by deed recorded in Book 54, page 537 of the deed records of Decatur County, Kansas;

Tract of land conveyed to Wm. J. Bowen by deed recorded in Book 54, page 465;

Tracts of land conveyed to J. G. Harper by deeds recorded in Book 32, page 280, and Book 32, page 284;

Tract of land conveyed to Josiah R. King by deed recorded in Book 32, page 282;

Tract of land conveyed to The Decatur County Fair Association, a Corporation, by deed recorded in Book 63, page 361;

Tract of land conveyed to Bruce Guinn, Jr. and Hazel J. Guinn, by deed recorded in Book 68, page 76;

Tract of land conveyed to Phil E. Nemeth and wife by deed recorded in Book 69, page 96; and

Tract of land conveyed to David Yanda, Jr. and wife by deed recorded in Book 69, page 110.

Subject to conveyances to the State of Kansas for highway purposes as found of record,

Subject to Deeds and Easements in favor of The City of Oberlin.

A74-648

For the sum of One Dollar and Other Valuable Consideration subject to restrictions and reservations of record.

Dated October 11, 1991.

Bruce Guinn Jr.
Bruce Guinn, Jr.

Donna S. Guinn
Donna S. Guinn

STATE OF KANSAS, DECATUR COUNTY, ss:

BE IT REMEMBERED, That on this 11th day of October, A.D., 1991, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Bruce Guinn, Jr. and Donna S. Guinn, husband and wife, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

NOTARY PUBLIC - State of Kansas
EVELYN ZABEL WILSON
My Appt. Exp. 12-12-92

Evelyn Zabel Wilson
Notary Public.

My appointment expires: Dec. 12, 1992.

A74-649

General Warranty Deed

STATE OF KANSAS, Decatur County, } ss.
This instrument was filed for record on the 7th day of Jan. A.D. 1992, at 11:02 o'clock A M., and duly recorded in Book A74 of Deeds, at page 988.

Register of Deeds.
By _____ Deputy.

FEES
Register of Deeds, for recording, ... $ 6.00
County Clerk, for Transfer
Total, $ 6.00

Entered in Transfer Record _____
in my office, this 7th
day of January A.D., 1992.
Marilyn Horn
County Clerk.

THIS INDENTURE, Made this 20th day of December A. D., 1991, between Elmer J. Kathka & Violet C. Kathka, husband and wife, of Decatur County, in the State of Kansas of the first part, and The City of Oberlin, a municipal corporation, of Decatur County, in the State of Kansas of the second part:

WITNESSETH, That said parties of the first part, in consideration of the sum of One Dollar and other valuable consideration ~~and xxxxxx DOLLARS~~ 100 the receipt of which is hereby acknowledged, do by these presents, Grant, Bargain, Sell, and convey unto said party of the second part, its ~~heirs and~~ assigns, all the following-described real estate, situated in Decatur County and State of Kansas, to wit:

A tract of land beginning at a point 249.8 feet west and 50.0 feet south of the northeast corner of Section 2, Township 3 South, Range 29 West of the 6th P.M., thence in a southeasterly direction on a curve to the right of 285 feet radius to a point 249.8 feet south and 50.0 feet west of the northeast section corner, thence east 2.4 feet, thence south along U. S. Highway No. 183 right-of-way 100.2 feet, thence west to a point 350 feet south and 350 feet west of the northeast section corner, thence north 300.0 feet, thence east 100.2 feet to the point of beginning, containing 1.79 acres, more or less. U. S. Highway No. 183 is now known as U. S. Highway No. 83.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said grantors named above, parties of the first part, for themselves, their heirs, executors or administrators, do hereby covenant, promise and agree, to and with said party of the second part, that at the delivery of these presents they are lawfully seized in their own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever;

and that they will warrant and forever defend the same unto said party of the second part, its ~~heirs and~~ assigns, against said parties of the first part, their heirs, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands, the day and year first above written.

Elmer J. Kathka
Elmer J. Kathka
Violet C. Kathka
Violet C. Kathka

STATE OF KANSAS, DECATUR COUNTY, ss.

BE IT REMEMBERED, That on this 20th day of December, 1991, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Elmer J. Kathka and Violet C. Kathka, husband and wife who are personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My commission expires _____.
NOTARY PUBLIC - State of Kansas JOAN J. GRAVESBURY My Appt. Exp. 12-22-92
Joan J. Gravesbury
Notary Public.

002-G (This form is printed by the Bar Association of the State of Kansas solely for the use of its Members).

A74-988

Corporation Deed (General Warranty)

STATE OF KANSAS,
Decatur County, } ss.
This instrument was filed for record on the 7th day of Jan. A.D. 19 92, at 11:00 o'clock A.M., and duly recorded in Book A74 of Deeds, at page 986.

Patricia M. Hetzel
Register of Deeds.
By _____ Deputy.

REGISTER OF DEEDS Seal DECATUR COUNTY, KAN.

FEES
Register of Deeds,
for recording, ... $ 8.00
County Clerk, for Transfer
Total, $ 8.00

Entered in Transfer Record _____
in my office, this 7th
day of January A.D., 1992.

Marilyn Horn
County Clerk.

THIS INDENTURE, Made this 20th day of December A. D., 19 91, between Fifth Wheel, Inc., a Kansas corporation,

a corporation duly organized, incorporated and existing under and by virtue of the laws of the State of Kansas and having its principal place of business at Oberlin, in the State of Kansas of the first part, and The City of Oberlin, a municipal corporation of Decatur County, in the State of Kansas of the second part:

WITNESSETH, That said part y of the first part, in consideration of the sum of One Dollar and other valuable consideration, ~~and xxxxxxxxxx DOLLARS~~ 100 the receipt of which is hereby acknowledged, do es by these presents, Grant, Bargain, Sell, and convey unto said part y of the second part, its ~~heirs and~~ assigns, all the following-described real estate, situated in Decatur County and State of Kansas, to wit:

A tract of land beginning at a point 249.8 feet west and 50.0 feet south of the northeast corner of Section 2, Township 3 South, Range 29 West of the 6th P.M., thence in a southeasterly direction on a curve to the right of 285 feet radius to a point 249.8 feet south and 50.0 feet west of the northeast section corner, thence east 2.4 feet, thence south along U. S. Highway No. 183 right-of-way 100.2 feet, thence west to a point 350 feet south and 350 feet west of the northeast section corner, thence north 300.0 feet, thence east 100.2 feet to the point of beginning, containing 1.79 acres, more or less.
U. S. Highway No. 183 is now known as U. S. Highway No. 83.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, forever.

And said grantor for itself, its successors and assigns, does hereby covenant, promise and agree, to and with said part y of the second part, that at the delivery of these presents it is lawfully seized in its own right, of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever;

and that it will warrant and forever defend the same unto said part y of the second part, its ~~heirs and~~ assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto caused this Deed to be signed on its behalf by its _____ President thereunto duly authorized so to do, and has caused its corporate seal to be hereunto affixed the day and year first above written.

FIFTH WHEEL, INC.

(Corporate Seal)

By Elmer J. Kathka
Elmer J. Kathka, President

(This form is printed by the Kansas Bar Association solely for the use of its Members)

KB/-005-C

A74-986

CORPORATION DEED
GENERAL WARRANTY

FROM

TO

THE KANSAS SAR ASSOCIATION

A SECOND CENTURY OF SERVICE

STATE OF KANSAS, DECATUR COUNTY, ss.

BE IT REMEMBERED, That on this 20th day of December A.D. 19 91

before me, the undersigned, a Notary Public in and for the County and State aforesaid

came Elmer J. Kathka President of FIFTH WHEEL, INC.

a corporation duly organized, incorporated and existing under and by virtue of the laws of

Kansas, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed, as such officer, the within instrument of writing on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above mentioned.

Joni J. Grandbury Notary Public.

(SEAL)

NOTARY PUBLIC - State of Kansas
JONI J. GRANDBURY
My Appt. Exp. 12-22-92

Term expires _____, 19____

A.74.987

QUIT CLAIM DEED (Following Kansas Statutory Form)

Entered in Transfer Record in my office this 20th day of December, A. D., 1991
Marilyn Klein
By Marjorie Alberry Deputy
County Clerk.

G. H. Lippelmann, Jr., a/k/a
Gustave H. Lippelmann, Jr., a single person,

QUIT CLAIMS TO

The City of Oberlin, Kansas

all the following described REAL ESTATE in the County of Decatur

and the State of Kansas, to-wit:
All of my interest in:
Real property located in Section Two (2), Township Three (3), South, Range Twenty-nine (29), West of the 6th P.M., described as follows:

Commencing at a point 100 feet South of the Southeast corner of the tract of land deeded to Wm. J. Bowen which said deed is recorded in Book 54 at Page 465 of the deed records of Decatur County, Kansas, thence South 170 feet, thence West parallel with the South line of the Bowen tract 300 feet, thence North 170 feet, thence East Parallel with the South line of the Bowen tract 300 feet to the place of beginning.

for the sum of Gift.

Dated June 24, 1991

x G H Lippelmann Jr
Gustave H. Lippelmann, Jr.

STATE OF KANSAS, DECATUR COUNTY, ss

BE IT REMEMBERED, That on this 24th day of June A. D. 1991, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came
G. H. Lippelmann, Jr., a/k/a
Gustave H. Lippelmann, Jr., a
single person,

who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

NOTARY PUBLIC - State of Kansas
JOHN J. GRANSBURY
My Appt. Exp. 12-30-92

John J. Gransbury
Notary Public.

Term expires _____, 19____

STATE OF KANSAS
DECATUR County, } ss.

This instrument was filed for record on the 20th day of December, A. D., 1991, at 2:42 o'clock P M., and duly recorded in book A-74 of Records at page 949.

Garland M. Schetzel
Register of Deeds.

Seal
Deputy.

Fees, $ 6.00

004 Q (This form is printed by the Kansas Bar Association solely for the use of its Members)

A-74-949

MARTENS
APPRAISAL

Comparable Lease Datasheets

Kansas Department of Administration

Office of Facilities and Procurement Management

Acreage Leases By County Report

	Agency	Address	City	Lease End Date	Acreage	Cost per Acre	Annual Cost	+	Addl Expenses	=	Total Annual Cost	Total Cost per Acre
Allen												
	Adjutant General	205 W Garfield	Iola	1/31/2033	1.88	$0.00	$2942.00		$2870.00		$5812.00	$3091.49
Crawford												
	Adjutant General	2001 S. Rouse	Pittsburg	12/31/2056	15.00	$0.00	$0.00		$0.00		$0.00	$0.00
Ellsworth												
	Ellsworth Correctional Facility	Highway 140	Ellsworth	12/31/2999	5.40	$333.33	$1800.00		$0.00		$1800.00	$333.33
	Corrections, Dept. of	Highway 140- 5.4 acres	Ellsworth	8/31/2023	5.40	$333.33	$1800.00		$0.00		$1800.00	$333.33
Ford												
	Long Term Care Ombudsman	1509 Ave P	Dodge City	6/30/2022					$0.00			
Leavenworth												
	Corrections, Dept. of	see description in lease	Leavenworth	12/31/2999	1.00	$0.00	$0.00		$0.00		$0.00	$0.00
Montgomery												
	Adjutant General	2669 Perl Schmidt Drive	Coffeyville	7/11/2025	10.45	$0.00	$0.00		$0.00		$0.00	$0.00
Pratt												
	Wildlife and Parks, Dept. of	134 Acres	Pratt	1/31/2023	134.00	$18.81	$2520.00		$2855.00		$5375.00	$40.11
Reno												
	Long Term Care Ombudsman	1700 E. 11th Ave.	Hutchinson	9/30/2023					$0.00			
Rice												
	Wildlife and Parks, Dept. of	160 Acres	Rice County	4/30/2022	160.00	$9.38	$1500.00		$0.00		$1500.00	$9.38
Sedgwick												
	Adjutant General	45 Acres	Wichita	12/31/2106	45.00	$0.00	$0.00		$0.00		$0.00	$0.00
Wyandotte												
	Adjutant General	100 S 20th St	Kansas City	9/30/2023	5.00	$180.00	$900.00		$0.00		$900.00	$180.00

(* Waiting for notification from Agency)
Note: Lease End Date of 12/31/2999 means lease is for indefinite period.

Data last updated on: 9/10/2021 5:30:01 PM

Kansas Department of Administration

Office of Facilities and Procurement Management

Misc. Space Leases By County Report

Agency	Misc. Space Usage	Address	City	Lease End Date	FTE	Misc. Space SF	Cost per SF	Annual Rent	+	Addl Expenses	=	Total Annua Cost
Douglas												
Transportation, Dept. of	Common Area	2029 Becker Drive	Lawrence	12/31/2021	0	5233.00	$6.00	$31398.00		$0.00		$3139
Ellis												
Highway Patrol	Hangar	3960 E 8th St	Hays	12/31/2999	2	3600.00	$1.50	$5400.00		$1633.35		$703
Finney												
Adjutant General	Storage Misc	1802 E. Spruce St.	Garden City	7/31/2026	0	7224.00	$0.00	$1.00		$0.00		$
Highway Patrol	Hangar	Garden City Regional Airport	Garden City	12/31/2999	0	0.00	$0.00	$900.00		$0.00		$90
Montgomery												
Adjutant General	Garage	2669 Perl Schmidt Drive	Coffeyville	7/11/2025	0	16646.00				$0.00		
Pottawatomie												
Veterinary Examiners, KS Bd. Of	Common Area	503 Lincoln	Wamego	5/31/2023	0	339.00	$9.27	$3141.17		$0.00		$314
Pratt												
Wildlife and Parks, Dept. of	Hangar	Hwy 281 N	Pratt	12/31/2999	0	2020.00	$1.25	$2520.00		$0.00		$252
Saline												
Adjutant General	Classrooms/Labs	3010 Arnold Ave.	Salina	7/31/2022	0	30929.00	$0.00	$0.00		$0.00		$
Shawnee												
Administration DISC	Storage Misc	6425 SW 6th St	Topeka	12/31/2999	0	808.00	$7.00	$6440.00		$0.00		$644
Bank Commissioner	Common Area	700 SW Jackson	Topeka	11/30/2029	0	239.00	$0.00	$0.00		$0.00		$
Revenue, Dept. of	Parking	1020 SE Quincy St	Topeka	12/31/2025	0	0.00	$0.00	$76320.00		$2720.00		$7904
Revenue, Dept. of	Parking	11th St. & SE Quincy St.	Topeka	* 12/31/2020	0	0.00	$0.00	$24960.00		$2720.00		$2768
Social Rehabilitation Svcs	Parking	512 Jackson Garage	Topeka	3/31/2040	0	0.00	$0.00	$149100.00		$0.00		$14910
Social Rehabilitation Svcs	Common Area	503 S Kansas Ave	Topeka	3/31/2025	0	1642.00	$7.50	$12315.00		$0.00		$1231
Sumner												
Highway Patrol	Common Area	South Haven Interchange of Kansas Turnpike		2/27/2026	0	1500.00	$0.00	$0.00		$0.00		$
Wyandotte												
Bureau of Investigation, Kansas	Classrooms/Labs	7250 State Ave	Kansas City	12/31/2999	5	2955.00	$0.00	$0.00		$0.00		$

(* Waiting for notification from Agency)
Note: Lease End Date of 12/31/2999 means lease is for indefinite period.

Data last updated on: 9/10/2021 5:30:01 PM

Kansas Department of Administration

Office of Facilities and Procurement Management

Office Leases By County Report

Agency	Address	City	Lease End Date	FTE	Office SF	Cost per SF	Annual Rent	+	Addl Expenses	=	Total Annual Cost	Total (per S
Allen												
Adjutant General	205 W Garfield	Iola	1/31/2033		0	0					$0.00	
Revenue, Dept. of	1 N Washington St	Iola	12/31/2999		2	364	$4.61		$1680.00		$0.00	$16
Anderson												
Wildlife and Parks, Dept. of	419 S Oak	Garnett	12/31/2999		2	2040	$1.75		$3575.00		$0.00	$35
Atchison												
Commerce, Dept. of	710 S. 9th St.	Atchison	5/31/2025		1	64	$13.00		$832.00		$0.00	$8
Corrections, Dept. of	792 Kansas Ave.	Atchison	8/31/2021		3	1732	$6.92		$12000.00		$0.00	$120
Revenue, Dept. of	710 S. 9th St.	Atchison	12/31/2034		4	1573	$12.75		$20055.75		$0.00	$200
Social Rehabilitation Svcs	710 S. 9th St.	Atchison	3/30/2035		20	11071	$12.95		$143369.46		$0.00	$1433
Veterans Affairs Commission	710 S. 9th St.	Atchison	3/30/2035		1	257	$12.75		$3276.75		$0.00	$32
Barton												
Commerce, Dept. of	1025 N Main St	Great Bend	12/31/2999		3	892	$7.86		$7010.48		$5072.42	$120
Corrections, Dept. of	1806 12th St.	Great Bend	12/31/2021		1	144	$0.00		$0.00		$297.63	$2
Revenue, Dept. of	1400 Main	Great Bend	12/31/2999		1	98	$0.00		$0.00		$0.00	
Social Rehabilitation Svcs	1305 Patton	Great Bend	10/14/2024		32	14855	$10.75		$159691.25		$43917.62	$2036
Bourbon												
Highway Patrol	1515 S Judson	Fort Scott	12/31/2999		4	426	$4.00		$1704.00		$1735.28	$34
Revenue, Dept. of	108 W. 2nd St.	Fort Scott	10/31/2022		2	210	$8.00		$1680.00		$0.00	$16
Social Rehabilitation Svcs	710 W 8th St.	Ft. Scott	11/8/2024		20	10336	$14.23		$147081.28		$11068.00	$1581
Brown												
Social Rehabilitation Svcs	912 S. Morrill Ave.	Hiawatha	1/31/2034		23	7480	$14.25		$106590.00		$0.00	$1065
Butler												
Highway Patrol	4800 W Beech Dr	Augusta	12/31/2999		9	720	$0.00		$0.00		$0.00	
Revenue, Dept. of	620 N Andover Rd	Andover	12/31/2022		3	3665	$11.82		$43320.28		$6797.66	$501
Social Rehabilitation Svcs	410 N Haverhill Rd	El Dorado	8/31/2029		39	23796	$7.35		$175000.00		$0.00	$1750
Cherokee												
Revenue, Dept. of	1101 East St	Baxter Springs	12/31/2999		2	200	$0.00		$0.00		$0.00	
Social Rehabilitation Svcs	215 E Maple	Columbus	6/30/2029		23	21632	$7.22		$156183.04		$0.00	$1561
Cloud												
Revenue, Dept. of	811 Washington	Concordia	12/31/2999		2	200	$0.00		$0.00		$3600.00	$36
Revenue, Dept. of	1572 Lincoln	Concordia	2/28/2031		2	840	$8.57		$7200.00		$0.00	$72
Social Rehabilitation Svcs	1501 E 6th St	Concordia	6/30/2032		18	6700	$9.99		$66933.00		$26197.10	$931
Cowley												
Revenue, Dept. of	321 E. 9th Ave	Winfield	11/30/2028		3	2310	$10.50		$24255.00		$0.00	$242
Social Rehabilitation Svcs	122 W. 19th Ave.	Winfield	6/30/2026		37	9202	$12.50		$115025.00		$45381.75	$1604
Crawford												
Adjutant General	2001 S. Rouse	Pittsburg	12/31/2056		0	0					$0.00	
Bureau of Investigation, Kansas	821 N Broadway	Pittsburg	6/30/2024		16	6045	$8.75		$52893.75		$0.00	$528
Commerce, Dept. of	216 N. Broadway	Pittsburg	6/30/2022		5	1346	$12.65		$17020.56		$0.00	$170
Commerce, Dept. of	402 N. Broadway	Pittsburg	10/31/2022		1	159	$7.50		$1192.50		$0.00	$11
Corrections, Dept. of	1008 W 4th St.	Pittsburg	2/28/2025		7	4020	$7.70		$30960.00		$10098.52	$410

Health and Environment, Dept. of	4033 Parkview Drive	Frontenac	12/31/2023	14	5000	$8.95	$44750.00		$0.00	$447
Highway Patrol	611 N Pine	Pittsburg	12/31/2999	3	188	$3.19	$600.00		$0.00	$6
Revenue, Dept. of	202 E Centennial	Pittsburg	2/28/2028	2	850	$12.00	$10200.00		$0.00	$102
Social Rehabilitation Svcs	320 S Broadway	Pittsburg	6/30/2030	65	19570	$11.38	$222706.60		$53098.00	$2758
Dickinson										
Adjutant General	300 N. Cedar	Abilene	7/31/2021	1	400	$7.95	$3180.00		$0.00	$31
Doniphan										
Revenue, Dept. of	120 E Chestnut	Troy	12/31/2999	1	200	$4.20	$840.00		$0.00	$8
Douglas										
Commerce, Dept. of	2920 Haskell Ave.	Lawrence	4/30/2022	6	3725	$16.50	$61462.50		$9572.88	$710
Corrections, Dept. of	1800 E 23rd St	Lawrence	12/31/2025	5	2670	$13.39	$35751.30		$11977.24	$477
Health and Environment, Dept. of	800 W. 24th St.	Lawrence	6/30/2025	20	4977	$14.75	$73410.75		$0.00	$734
Highway Patrol	1035 N 3rd St	Lawrence	6/30/2024	10	1250	$9.50	$11875.00		$332.00	$122
Optometry Examiners, Bd. Of	3109 W 6th St	Lawrence	12/31/2999	1	378	$10.48	$3960.00		$556.21	$45
Revenue, Dept. of	1025-1035 N 3rd St	Lawrence	12/31/2029	4	7000	$14.80	$103600.00		$5478.83	$1090
Social Rehabilitation Svcs	1901 Delaware	Lawrence	12/31/2028	51	22000	$11.80	$259600.00		$56064.27	$3156
Transportation, Dept. of	2029 Becker Drive	Lawrence	12/31/2021	24	2728	$17.99	$49076.72		$4200.00	$532
Ellis										
Adjutant General	700 College Drive	Hays	5/31/2022	2	745	$13.69	$10200.00		$0.00	$102
Aging, Dept. on	2301 E. 13th St	Hays	12/31/2999	4	190	$20.00	$3800.00		$0.00	$38
Bank Commissioner	2717 Canal Blvd	Hays	7/31/2022	6	973	$14.00	$13622.04		$0.00	$136
Commerce, Dept. of	205 E 7th St	Hays	* 6/30/2021	1	154	$11.81	$1820.00		$0.00	$18
Corporation Commission	2301 E. 13th St	Hays	12/31/2024	13	2500	$12.75	$31875.00		$0.00	$318
Health and Environment, Dept. of	2301 E. 13th St	Hays	12/31/2024	20	5000	$12.75	$63750.00		$0.00	$637
Highway Patrol	3960 E 8th St	Hays	12/31/2999	0	0				$0.00	
Revenue, Dept. of	1222 Canterbury	Hays	12/31/2999	5	2500	$9.24	$23100.00		$2549.72	$256
Social Rehabilitation Svcs	East 22nd Street	Hays	10/31/2029	46	17374	$13.35	$231942.90		$39064.45	$2710
Veterans Affairs Commission	207 E 7th St	Hays	3/31/2022	4	862	$13.60	$11724.00		$0.00	$117
Ellsworth										
Corrections, Dept. of	Highway 140- 5.4 acres	Ellsworth	8/31/2023	0	0				$0.00	
Ellsworth Correctional Facility	Highway 140	Ellsworth	12/31/2999	0	0				$0.00	
Finney										
Adjutant General	1802 E. Spruce St.	Garden City	7/31/2026	1	0				$0.00	
Aging, Dept. on	113 Grant Ave	Garden City	12/31/2999	1	268	$10.66	$2856.84		$0.00	$28
Agriculture, Dept. of	4532 Jones Ave.	Garden City	2/28/2023	15	5176	$5.92	$30641.88		$0.00	$306
Bureau of Investigation, Kansas	2501 Campus	Garden City	9/30/2023	16	5000	$13.80	$69000.00		$0.00	$690
Corrections, Dept. of	607 W. Santa Fe	Garden City	7/31/2022	3	1163	$9.54	$11100.00		$0.00	$111
Health and Environment, Dept. of	1710 Palace Drive	Garden City	12/31/2999	1	64	$11.00	$704.00		$0.00	$7
Highway Patrol	Garden City Regional Airport	Garden City	12/31/2999	0	0				$0.00	
Indigents Defense Services	113 Grant Ave	Garden City	11/30/2021	8	2846	$8.94	$25443.24		$7571.00	$330
Labor, Dept of	407 Campus Drive	Garden City	4/30/2022	4	2585	$11.10	$28693.50		$7320.00	$360
Revenue, Dept. of	2506 Johns St	Garden City	10/31/2029	4	3400	$11.38	$38692.00		$9271.96	$479
Social Rehabilitation Svcs	1710 Palace Drive	Garden City	2/28/2024	58	20378	$10.90	$222120.20		$76815.19	$2989
Ford										
Aging, Dept. on	302 W McArtor Rd	Dodge City	12/31/2999	4	467	$9.50	$4436.52		$0.00	$44
Corporation Commission	210 E. Frontview	Dodge City	11/30/2021	10	1890	$11.04	$20865.60		$5967.27	$268
Corrections, Dept. of	701 East Commanche	Dodge City	11/30/2021	1	800	$10.88	$8700.00		$2643.72	$113
Health and Environment, Dept. of	302 W McArtor Rd	Dodge City	6/30/2024	20	5925	$8.86	$52495.52		$0.00	$524
Human Rights Commission	100 Military Plaza	Dodge City	12/31/2999	1	206	$10.48	$2160.00		$0.00	$21
Long Term Care Ombudsman	1509 Ave P	Dodge City	6/30/2022	1	85	$12.43	$1056.55		$0.00	$10
Social Rehabilitation Svcs	2601 Central	Dodge City	6/30/2028	3	2750	$13.00	$35750.00		$1874.31	$376
Social Rehabilitation Svcs	1509 Ave P	Dodge City	12/31/2024	28	11192	$8.24	$92222.08		$33855.70	$1260
Franklin										
Revenue, Dept. of	225 S Walnut	Ottawa	9/30/2025	2	2050	$13.92	$28536.00		$0.00	$285
Social Rehabilitation Svcs	2231 S. Elm	Ottawa	7/31/2023	28	12800	$9.59	$122752.00		$45996.00	$1687
Geary										
Commerce, Dept. of	1012 A W. 6th St	Junction City	9/30/2022	8	3409	$9.26	$31567.36		$16869.64	$484
Corrections,	446 Grant Ave	Junction City	* 6/30/2021	3	1102	$7.62	$8400.00		$8950.19	$173

Dept. of Indigents Defense Services	715 N Washington St	Junction City	6/30/2022	18	4500	$7.20	$32400.00		$11832.00	$442
Revenue, Dept. of	139 E 8th St	Junction City	12/31/2999	3	1500	$0.00	$0.00		$0.00	
Social Rehabilitation Svcs	1010 W 6th Street	Junction City	9/30/2033	24	15195	$10.72	$162890.40		$39586.37	$2024
Veterans Affairs Commission	200 W 7th	Junction City	12/31/2999	1	407	$0.74	$300.00		$0.00	$3
Greenwood										
Health and Environment, Dept. of	124 S. Main	Eureka	9/30/2022	1	405	$8.88	$3600.00		$0.00	$36
Harvey										
Social Rehabilitation Svcs	411 Washington Rd	Newton	6/30/2032	24	12103	$10.33	$125023.99		$45056.20	$1700
Johnson										
Adjutant General	539 E Santa Fe	Olathe	6/30/2022	3	1050	$19.76	$20748.00		$0.00	$207
Adjutant General	11040 Quivira Rd.	Overland Park	2/15/2023	4	1578	$23.56	$37177.68		$0.00	$371
Bank Commissioner	8735 Rosehill Rd.	Lenexa	4/30/2026	23	3500	$18.85	$65975.04		$995.00	$669
Bureau of Investigation, Kansas	15700 College Blvd.	Lenexa	1/31/2030	5	5409	$17.50	$94657.50		$0.00	$946
Commerce, Dept. of	8535 Bluejacket	Lenexa	6/30/2022	13	3257	$18.68	$60840.76		$0.00	$608
Corrections, Dept. of	804 N Meadowbrook Drive	Olathe	2/28/2026	21	11674	$14.25	$137343.96		$0.00	$1373
Indigents Defense Services	115 E Park Street #1	Olathe	3/31/2023	26	7699	$15.14	$116562.86		$0.00	$1165
Labor, Dept of	11900 W 87th Street	Lenexa	9/30/2023	15	6779	$16.50	$111853.56		$4500.00	$1163
Revenue, Dept. of	135th & Mur Len Rd.	Olathe	8/31/2025	15	6500	$15.25	$99125.00		$480.00	$996
Revenue, Dept. of	7600 W. 119th Street	Overland Park	6/30/2028	41	21141	$9.52	$201262.32		$0.00	$2012
Revenue, Dept. of	30750 W. 193rd St.	Edgerton	11/30/2026	2	200	$160.32	$32064.00		$0.00	$320
Revenue, Dept. of	6503-6507 Johnson Drive	Mission	3/31/2022	17	6000	$11.00	$66000.00		$21044.43	$870
Social Rehabilitation Svcs	8915 Lenexa Drive	Overland Park	6/30/2026	148	50425	$9.96	$502233.00		$120451.08	$6226
Veterans Affairs Commission	10107 W. 105th St.	Overland Park	6/30/2022	3	1538	$10.53	$16195.14		$0.00	$161
Kansas City (MO)										
Health and Environment, Dept. of	8600 NE Underground Drive	Kansas City	6/30/2023	0	0				$0.00	
Labette										
Agriculture, Dept. of	300 N 17th St	Parsons	12/31/2999	2	525	$9.85	$5171.28		$931.82	$61
Agriculture, Dept. of	300 N 17th St	Parsons	6/30/2025	1	396	$10.75	$4257.00		$0.00	$42
Revenue, Dept. of	300 N 17th St	Parsons	12/31/2024	2	350	$9.85	$3447.50		$750.00	$41
Social Rehabilitation Svcs	300 N 17th St	Parsons	6/30/2030	26	14705	$9.85	$144844.25		$0.00	$1448
Leavenworth										
Adjutant General	422 Delaware St.	Leavenworth	12/31/2022	3	1560	$11.60	$18096.00		$0.00	$180
Commerce, Dept. of	515 Limit	Leavenworth	6/30/2022	1	627	$7.48	$4689.96		$0.00	$46
Corrections, Dept. of	see description in lease	Leavenworth	12/31/2999	0	0				$0.00	
Revenue, Dept. of	109 Delaware	Leavenworth	8/31/2029	3	2444	$12.08	$29523.52		$0.00	$295
Social Rehabilitation Svcs	515 Limit St	Leavenworth	12/31/2025	20	15339	$11.00	$168729.00		$51049.99	$2197
Logan										
Highway Patrol	710 W 2nd St	Oakley	12/31/2999	5	354	$3.39	$1200.00		$0.00	$12
Lyon										
Commerce, Dept. of	215 W. 6th Ave.	Emporia	6/30/2026	6	1900	$9.94	$18881.04		$12912.90	$317
Corrections, Dept. of	430 Commercial	Emporia	12/31/2021	2	270	$9.26	$2500.00		$0.00	$25
Library, State	1200 Commercial	Emporia	* 6/30/2021	9	2016	$7.88	$15886.08		$0.00	$158
Revenue, Dept. of	1640 Industrial Rd	Emporia	12/31/2999	3	1008	$7.19	$7247.52		$2867.92	$101
Social Rehabilitation Svcs	1701 Wheeler St	Emporia	8/31/2023	36	16200	$8.99	$145638.00		$0.00	$1456
Veterans Affairs Commission	702 Commercial	Emporia	12/31/2022	2	500	$10.32	$5160.00		$0.00	$51
Marion										
Highway Patrol	414 N Ash	Hillsboro	12/31/2999	4	355	$3.38	$1200.00		$0.00	$12
Marshall										
Social Rehabilitation Svcs	406 3rd Street	Marysville	2/28/2026	16	4710	$13.06	$61512.60		$14703.00	$762
McPherson										
Revenue, Dept. of	322 N. Main St.	McPherson	6/30/2024	4	1800	$11.65	$20970.00		$0.00	$209
Social Rehabilitation Svcs	115 E. Euclid St.	McPherson	1/31/2033	17	5776	$12.50	$72204.00		$0.00	$722
Miami										
Commerce, Dept. of	1A S. Pearl	Paola	6/30/2026	2	364	$10.97	$3995.05		$1435.43	$54
Commerce, Dept. of	6 W. Peoria	Paola	6/30/2022	1	192	$9.38	$1800.00		$0.00	$18
Social Rehabilitation Svcs	616 Brown Ave	Osawatomie	8/31/2024	14	6048	$10.75	$65000.00		$17686.00	$826
Montgomery										
Adjutant General	2669 Perl Schmidt Drive	Coffeyville	7/11/2025	2	6928	$0.00	$0.00		$44264.00	$442

Adjutant General	400 W. 11th St.	Coffeyville	1/31/2022	1	272	$13.35	$3632.04		$0.00	$36
Commerce,	317 N. Penn	Independence	6/30/2026	2	1346	$12.65	$17020.56		$3235.01	$202
Dept. of Corrections,	114 W 9th St.	Coffeyville	11/30/2021	3	1218	$6.90	$8400.00		$0.00	$84
Dept. of Indigents Defense Services	400 N. 14th St.	Independence	10/31/2028	6	2200	$9.95	$21890.00		$0.00	$218
Revenue,	404 N. 14th St.	Independence	10/31/2028	3	2200	$13.64	$30008.00		$0.00	$300
Dept. of Social Rehabilitation Svcs	2219 W. Laurel St.	Independence	1/31/2035	31	11023	$13.49	$148700.27		$0.00	$1487
Veterans Affairs Commission	201 N. Penn Ave.	Independence	6/30/2022	3	810	$9.00	$7290.00		$0.00	$72
Nemaha										
Revenue,	203 N. 8th St. #2	Seneca	12/31/2999	2	805	$3.75	$3018.72		$0.00	$30
Dept. of **Neosho**										
Aging,	137 E. 21st St.	Chanute	7/31/2032	15	2385	$13.59	$32412.15		$0.00	$324
Dept. on Corporation Commission	137 E. 21st St.	Chanute	7/31/2032	14	3881	$13.59	$52742.79		$0.00	$527
Health and Environment,	14th & Steuben	Chanute	3/2/2026	15	5547	$12.00	$66564.00		$0.00	$665
Dept. of Indigents Defense Services	10 S. Highland Ave.	Chanute	6/30/2022	9	2860	$8.49	$24281.40		$6065.00	$303
Social Rehabilitation Svcs	203 E. 21st St.	Chanute	6/30/2032	67	16915	$13.59	$229874.85		$0.00	$2298
Wildlife and Parks,	137 E. 21st St.	Chanute	7/31/2032	12	4885	$13.59	$66387.15		$0.00	$663
Dept. of **Phillips**										
Highway Patrol	111 E Hwy 36	Phillipsburg	2/8/2023	4	520	$12.52	$6510.48		$0.00	$65
Revenue,	502 S. 7th St.	Phillipsburg	12/31/2023	2	649	$5.45	$3537.04		$0.00	$35
Dept. of Social Rehabilitation Svcs	111 E Hwy 36	Phillipsburg	11/30/2024	16	8980	$13.81	$124013.80		$0.00	$1240
Pottawatomie										
Revenue,	8200 South Port Drive	Manhattan	9/30/2022	4	2425	$14.85	$36011.25		$4223.53	$402
Dept. of Veterinary Examiners,	503 Lincoln	Wamego	5/31/2023	2	438	$9.27	$4058.50		$0.00	$40
KS Bd. Of **Pratt**										
Attorney General,	512 SE 25th Ave.	Pratt	* 3/31/2021	1	181	$10.00	$1810.00		$0.00	$18
Office of the Social Rehabilitation Svcs	111 E Fourth Street	Pratt	6/30/2028	10	6051	$11.00	$66561.00		$8692.94	$752
Wildlife and Parks,	134 Acres	Pratt	1/31/2023	0	0				$0.00	
Dept. of Wildlife and Parks,	Hwy 281 N	Pratt	12/31/2999	0	0				$0.00	
Dept. of **Reno**										
Commerce,	1300 N Plum	Hutchinson	* 6/30/2021	3	306	$37.50	$11475.00		$0.00	$114
Dept. of Corrections,	113 W 1st	Hutchinson	8/31/2029	10	2925	$11.00	$32175.00		$0.00	$321
Dept. of Health and Environment,	3500 E Avenue G	Hutchinson	6/30/2022	0	0				$0.00	
Dept. of Indigents Defense Services	129 W 2nd Ave	Hutchinson	10/31/2021	8	2319	$12.50	$28987.50		$0.00	$289
Long Term Care Ombudsman	1700 E. 11th Ave.	Hutchinson	9/30/2023	1	64	$11.77	$753.28		$0.00	$7
Revenue,	125 West 2nd St.	Hutchinson	12/31/2029	3	2000	$10.25	$20500.00		$0.00	$205
Dept. of Social Rehabilitation Svcs	1700 E. 11th Ave.	Hutchinson	8/31/2035	90	22332	$13.39	$299025.48		$0.00	$2990
Rice										
Wildlife and Parks,	160 Acres	Rice County	4/30/2022	0	0				$0.00	
Dept. of **Riley**										
Agriculture,	KSU Campus	Manhattan	8/31/2034	126	50000	$14.80	$740050.00		$255844.01	$9958
Dept. of Commerce,	205 S 4th St	Manhattan	6/30/2022	1	727	$13.70	$9959.90		$3077.27	$130
Dept. of Health and Environment,	205 S. 4th St.	Manhattan	10/31/2021	1	167	$21.76	$3633.92		$0.00	$36
Dept. of Highway Patrol	1320 Research	Manhattan	6/30/2022	4	288	$20.76	$5978.88		$0.00	$59
Revenue,	1101 Poyntz Ave	Manhattan	12/31/2999	1	64	$0.00	$0.00		$0.00	
Dept. of Social Rehabilitation Svcs	2709 Amherst Ave	Manhattan	8/31/2024	55	21569	$10.75	$231866.75		$92518.23	$3243
Veterans Affairs Commission	317 Houston St.	Manhattan	5/31/2023	2	460	$15.13	$6959.80		$0.00	$69
Rooks										
Agriculture,	820 S Walnut	Stockton	12/31/2024	10	3221	$4.61	$14865.00		$7652.69	$225
Dept. of **Saline**										
Adjutant General	3010 Arnold Ave.	Salina	7/31/2022	4	9203	$1.17	$10798.60		$30443.00	$412
Adjutant General	2562 Centennial Rd.	Salina	8/31/2022	1	480	$10.00	$4800.00		$0.00	$48
Aging,	3040 Enterprise Dr.	Salina	12/31/2999	14	2452	$17.51	$42934.52		$0.00	$429
Dept. on Bank Commissioner	901 Westchester Dr	Salina	6/30/2023	8	500	$14.40	$7200.00		$200.00	$74
Corrections,	919 E. Prescott	Salina	2/28/2033	13	4884	$12.35	$60317.40		$0.00	$603
Dept. of Health and Environment,	3040 Enterprise Dr.	Salina	12/13/2035	33	8800	$17.51	$154088.00		$0.00	$1540
Dept. of Highway Patrol	3237 Arnold Ave	Salina	6/30/2023	0	0				$0.00	
Indigents Defense Services	119 W. Iron St.	Salina	3/14/2031	15	5760	$17.72	$102067.20		$0.00	$1020
Labor,	901 Westchester Dr	Salina	6/30/2025	4	3357	$12.50	$41962.50		$1000.00	$429

Dept of Revenue,	2941 Centennial	Salina	2/28/2026	5	3951	$5.37	$31163.28	$0.00	$311
Dept. of Social Rehabilitation Svcs	901 Westchester Dr	Salina	6/30/2025	61	27884	$12.00	$334608.00	$53048.67	$3876
Veterans Affairs Commission	1502 E. Iron	Salina	3/14/2022	2	985	$17.66	$17400.00	$1606.00	$190
Sedgwick									
Adjutant General	7348 W 21st St.	Wichita	6/30/2022	4	1200	$19.00	$22800.00	$0.00	$228
Adjutant General	45 Acres	Wichita	12/31/2106	0	0			$0.00	
Aging,	266 N Main	Wichita	8/31/2024	14	5666	$14.50	$82157.04	$0.00	$821
Dept. on Bank Commissioner	250 W Douglas	Wichita	9/30/2024	14	3870	$10.00	$38700.00	$0.00	$387
Bureau of Investigation,	1900 E. Tingua St.	Kechi	12/31/2026	11	6606	$7.50	$49544.96	$0.00	$495
Kansas Commerce,	2021 N. Amidon	Wichita	6/30/2022	28	13045	$20.18	$263255.16	$0.00	$2632
Dept. of Commerce,	300 W. Douglas Ave.	Wichita	6/30/2022	5	1619	$16.20	$26227.80	$0.00	$262
Dept. of Corporation Commission	266 N Main	Wichita	8/31/2029	0	17267	$14.50	$250371.48	$0.00	$2503
Corporation Commission	3450 N Rock Rd	Wichita	8/31/2024	11	2400	$14.32	$34368.00	$6724.32	$410
Corrections,	212 S Market	Wichita	9/30/2021	61	22524	$9.93	$224358.48	$33621.90	$2579
Dept. of Health and Environment,	250 W Douglas	Wichita	9/30/2026	33	10566	$10.50	$110943.00	$0.00	$1109
Dept. of Human Rights Commission	250 W Douglas	Wichita	9/30/2024	0	1700	$14.00	$23800.00	$0.00	$238
Indigents Defense Services	266 N Main	Wichita	4/30/2024	10	3956	$14.50	$57362.00	$0.00	$573
Indigents Defense Services	604 N Main	Wichita	4/30/2023	37	7976	$15.75	$125622.00	$0.00	$1256
Labor,	266 N Main	Wichita	10/31/2023	15	9113	$13.75	$125308.08	$0.00	$1253
Dept of Long Term Care Ombudsman	250 W Douglas	Wichita	9/30/2022	1	397	$8.06	$3199.80	$0.00	$31
Peace Officer's Standards Commission	1999 N Amidon	Wichita	12/31/2022	9	3430	$11.26	$38640.00	$0.00	$386
Revenue,	2100 N. Amidon Ave.	Wichita	7/31/2024	28	14805	$12.75	$188763.76	$0.00	$1887
Dept. of Revenue,	620 N Rock Road	Derby	9/30/2024	11	4542	$15.50	$70401.00	$6561.05	$769
Dept. of Revenue,	610 S. Tyler	Wichita	4/30/2030	26	10000	$12.73	$127300.00	$0.00	$1273
Dept. of Social Rehabilitation Svcs	2601 S. Oliver	Wichita	6/30/2035	400	97532	$5.00	$487660.00	$546296.66	$10339
Seward									
Corrections,	415 N. Washington	Liberal	12/31/2999	1	150	$0.00	$0.00	$0.00	
Dept. of Revenue,	4 Rock Island Road	Liberal	12/31/2999	1	463	$0.00	$0.00	$0.00	
Dept. of Revenue,	615 N Kansas	Liberal	6/30/2024	3	985	$9.24	$9101.40	$2384.71	$114
Dept. of Social Rehabilitation Svcs	615 N Kansas	Liberal	6/30/2024	19	13515	$9.24	$124878.60	$47214.87	$1720
Shawnee									
Adjutant General	3741 SE South Park Ave.	Topeka	11/15/2021	0	0			$0.00	
Adjutant General	3740 SW South Park Ave.	Topeka	5/31/2022	2	3996	$4.50	$17982.00	$0.00	$179
Adjutant General	1223 SW Wanamaker	Topeka	10/31/2021	4	931	$24.49	$22800.19	$0.00	$228
Administration DISC	2800 SW Topeka Blvd	Topeka	3/31/2031	100	26663	$10.05	$267963.12	$0.00	$2679
Administration DISC	6425 SW 6th St	Topeka	12/31/2999	0	0			$0.00	
Administration,	109 SW 9th St	Topeka	6/30/2025	30	9801	$13.50	$136833.60	$16353.00	$1531
Dept. of Administrative Hearings	1020 S. Kansas Ave.	Topeka	1/31/2026	9	4966	$19.50	$96837.00	$0.00	$968
Aging,	503 S Kansas Ave.	Topeka	3/31/2025	125	44786	$9.50	$425467.00	$178536.28	$6040
Dept. on Agriculture,	1131 SW Winding Road	Topeka	4/30/2022	15	3685	$22.00	$81069.96	$0.00	$810
Dept. of Bank Commissioner	700 SW Jackson	Topeka	11/30/2029	58	13680	$13.25	$181260.00	$0.00	$1812
Barbering,	700 SW Jackson	Topeka	6/30/2023	3	500	$11.65	$5825.00	$319.37	$61
Bd of Bureau of Investigation,	509 Harrison	Topeka	9/30/2022	0	0			$0.00	
Kansas Bureau of Investigation,	2001 SW Washburn Ave.	Topeka	9/30/2025	0	88000	$0.00	$0.00	$0.00	
Kansas Citizens Utility Ratepayer Bd	1500 SW Arrowhead Rd	Topeka	6/30/2026	6	1342	$15.67	$21029.14	$0.00	$210
Commerce,	2035 Western	Topeka	8/31/2022	0	0			$0.00	
Dept. of Corporation Commission	1500 SW Arrowhead Rd	Topeka	6/30/2026	126	36000	$15.67	$564120.00	$0.00	$5641
Corrections,	2035 SW Western Ave	Topeka	5/31/2032	33	9600	$14.23	$136608.00	$0.00	$1366
Dept. of Corrections,	714 SW Jackson	Topeka	3/31/2034	419	37814	$13.80	$521833.20	$10855.45	$5326
Dept. of Cosmetology,	714 SW Jackson	Topeka	9/30/2025	15	3926	$12.99	$50998.74	$906.22	$519
Bd of Credit Unions,	700 SW Jackson	Topeka	9/30/2025	7	2688	$11.79	$31691.52	$0.00	$316
Dept. of Fire Marshal	800 SW Jackson	Topeka	7/31/2026	30	7944	$11.50	$91356.00	$4000.00	$953
Fire Marshal	3409 NW US Highway 24	Topeka	12/31/2022	0	0			$0.00	
Fire Marshal	2301 NW Furman Rd.	Topeka	12/31/2021	0	0			$0.00	
Gaming Commission,	420 SE 6th Street	Topeka	11/30/2028	19	6921	$13.18	$91218.76	$0.00	$912
State Governmental Ethics Commission	901 S. Kansas Ave.	Topeka	11/15/2025	10	3230	$13.05	$42151.50	$0.00	$421
Healing Arts,	800 SW Jackson	Topeka	1/31/2026	45	16165	$14.00	$226310.00	$0.00	$2263
State Board of									

Health and Environment, Dept. of	1001 SE Monroe	Topeka	12/31/2999	0	0			$0.00	
Health and Environment, Dept. of	6531 SE Forbes Ave.	Topeka	6/30/2029	242	35800	$16.69	$597502.00	$0.00	$5975
Health and Environment, Dept. of	534 S. Kansas Ave.	Topeka	8/31/2024	80	22808	$15.00	$347220.00	$0.00	$3472
Health and Environment, Dept. of	109 SW 9th St.	Topeka	8/31/2022	19	3007	$15.00	$45105.00	$0.00	$451
Health and Environment, Dept. of	1430 SW Topeka Blvd	Topeka	6/30/2022	40	10162	$10.50	$106701.00	$0.00	$1067
Health Care Stabilization Fund	300 SW 8th Ave	Topeka	8/31/2024	19	4941	$14.50	$71640.84	$4800.00	$764
Highway Patrol	3501 NW US Highway 24	Topeka	11/30/2025	25	5600	$9.01	$50456.00	$34475.97	$849
Highway Patrol	122 SW 7th St. & 700 SW Jackson	Topeka	6/30/2028	110	36913	$11.72	$432620.40	$33290.12	$4659
Indigents Defense Services	825 S. Kansas Ave.	Topeka	2/28/2025	5	1610	$14.00	$22539.96	$0.00	$225
Indigents Defense Services	701 SW Jackson	Topeka	6/30/2027	18	4500	$13.50	$70350.00	$12019.80	$823
Indigents Defense Services	700 SW Jackson	Topeka	2/28/2029	59	14315	$12.57	$179939.55	$0.00	$1799
Insurance Dept	1300 SW Arrowhead Rd.	Topeka	12/31/2029	140	24933	$18.00	$448794.00	$0.00	$4487
Judicial Branch	515 S Kansas	Topeka	5/31/2023	3	2482	$11.00	$27302.00	$1305.96	$286
Judicial Branch	701 SW Jackson	Topeka	7/31/2021	10	5680	$14.45	$82076.00	$4623.96	$866
Legislative Post Audit	800 SW Jackson	Topeka	6/30/2024	25	6127	$15.75	$96500.25	$19500.00	$1160
Lottery, Kansas	128 N Kansas Ave	Topeka	6/30/2022	99	24217	$11.05	$267597.85	$0.00	$2675
Mortuary Arts, Bd of	700 SW Jackson	Topeka	8/31/2025	3	988	$10.50	$10374.00	$613.18	$109
Nursing, Bd of	901 S Kansas Ave.	Topeka	4/30/2022	0	0			$0.00	
Pharmacy, Bd of	800 SW Jackson	Topeka	6/30/2026	7	2000	$16.50	$38760.00	$0.00	$387
Real Estate Appraisal Bd	700 SW Jackson	Topeka	6/30/2023	2	1161	$12.20	$14164.20	$296.26	$144
Real Estate Commission	700 SW Jackson	Topeka	7/31/2027	11	3513	$12.35	$43385.55	$0.00	$433
Revenue, Dept. of	1020 SE Quincy St	Topeka	12/31/2025	0	0			$0.00	
Revenue, Dept. of	11th St. & SE Quincy St.	Topeka	* 12/31/2020	0	0			$0.00	
Revenue, Dept. of	120 SE 10th Ave.	Topeka	1/31/2042	335	53000	$16.46	$872380.00	$89246.00	$9616
Revenue, Dept. of	901 S Kansas Ave.	Topeka	6/30/2036	204	59853	$16.21	$970217.12	$0.00	$9702
Revenue, Dept. of	300 SW 29th St.	Topeka	3/31/2041	213	59256	$16.50	$1009583.76	$156647.00	$11662
Revenue, Dept. of	3907 SW Burlingame Road	Topeka	12/31/2028	3	4600	$14.10	$64860.00	$0.00	$648
Revenue, Dept. of	2035 Western	Topeka	8/31/2023	0	0			$0.00	
Secretary of State	2035 SW Western Ave	Topeka	* 6/30/2021	0	0			$0.00	
Sentencing Commission	700 SW Jackson	Topeka	12/31/2024	12	2775	$13.51	$37490.28	$0.00	$374
Social Rehabilitation Svcs	503 S Kansas Ave	Topeka	3/31/2025	125	32914	$9.50	$312683.00	$185320.00	$4980
Social Rehabilitation Svcs	500 SW Van Buren	Topeka	9/30/2030	263	85500	$8.47	$724750.00	$372368.00	$10971
Social Rehabilitation Svcs	512 Jackson Garage	Topeka	3/31/2040	0	0			$0.00	
Social Rehabilitation Svcs	2820 SW Fairlawn	Topeka	9/30/2032	104	38295	$17.34	$664035.30	$297101.69	$9611
Social Rehabilitation Svcs	1947 NW Topeka Blvd	Topeka	* 9/30/2020	0	0			$0.00	
Social Rehabilitation Svcs	555 S Kanas Ave.	Topeka	3/31/2040	250	86700	$16.01	$1388067.00	$179040.00	$15671
Transportation, Dept. of	2035 SW Western Ave	Topeka	6/30/2026	0	0			$0.00	
Veterans Affairs Commission	700 SW Jackson	Topeka	2/28/2022	11	3218	$12.27	$39484.92	$1129.61	$406
Sherman									
Social Rehabilitation Svcs	109 W. 11th St.	Goodland	3/30/2022	4	1500	$5.50	$8250.00	$0.00	$82
Stafford									
Agriculture, Dept. of	300 S. Main	Stafford	10/31/2022	14	3960	$6.41	$25383.60	$7854.72	$332
Sumner									
Highway Patrol	South Haven Interchange of Kansas Turnpike		2/27/2026	0	0			$0.00	
Thomas									
Revenue, Dept. of	990 S Range	Colby	9/30/2028	3	1658	$11.75	$19481.50	$3350.68	$228
Social Rehabilitation Svcs	1135 S Country Club Dr	Colby	6/30/2030	14	9505	$12.50	$118812.50	$16955.45	$1357
Veterans Affairs Commission	990 S Range	Colby	12/31/2023	1	300	$14.90	$4470.00	$0.00	$44
Wildlife and Parks, Dept. of	1880 S Range Ave	Colby	12/31/2999	3	0			$0.00	
Wildlife and Parks, Dept. of	915 E. Walnut St.	Colby	12/31/2999	2	760	$11.05	$8400.00	$0.00	$84
Wyandotte									
Adjutant General	100 S 20th St	Kansas City	9/30/2023	0	0			$0.00	
Bureau of Investigation, Kansas	7250 State Ave	Kansas City	12/31/2999	0	0			$0.00	
Commerce, Dept. of	626 Minnesota Ave.	Kansas City	6/30/2022	7	2202	$12.25	$26974.52	$32114.40	$590
Corrections, Dept. of	155 S 18th St	Kansas City	12/31/2030	27	9803	$13.50	$132340.56	$0.00	$1323
Revenue, Dept. of	155 S. 18th St.	Kansas City	7/31/2022	12	5348	$13.40	$71663.20	$0.00	$716
Social Rehabilitation Svcs	402 State Ave	Kansas City	10/8/2033	173	72900	$23.01	$1677429.00	$374934.94	$20523

(* Waiting for notification from Agency)
Note: Lease End Date of 12/31/2999 means lease is for indefinite period.

Data last updated on: 9/10/2021 5:30:01 PM

Office of Facilities and Procurement Management

Kansas Department of Administration

Storage Leases By County Report

Agency	Address	City	Lease End Date	FTE	Storage SF	Cost per SF	Annual Rent	+	Addl Expenses	=	Total Annual Cost	Total Cost per SF
Anderson												
Wildlife and Parks, Dept. of	419 S Oak	Garnett	12/31/2999	0	2070.00	$1.75	$3625.00		$0.00		$3625.00	$1.75
Crawford												
Bureau of Investigation, Kansas	821 N Broadway	Pittsburg	6/30/2024		1000.00	$3.75	$3750.00		$0.00		$3750.00	$3.75
Johnson												
Adjutant General	11040 Quivira Rd.	Overland Park	2/15/2023		200.00	$17.00	$3400.00		$0.00		$3400.00	$17.00
Kansas City (MO)												
Health and Environment, Dept. of	8600 NE Underground Drive	Kansas City	6/30/2023	0	14112.00	$2.64	$37255.68		$0.00		$37255.68	$2.64
Lyon												
Library, State	1200 Commercial	Emporia	* 6/30/2021	0	2867.00	$7.88	$22591.96		$0.00		$22591.96	$7.88
Montgomery												
Adjutant General	2669 Perl Schmidt Drive	Coffeyville	7/11/2025	0	6007.00	$0.00	$0.00		$28401.55		$28401.55	$4.73
Reno												
Health and Environment, Dept. of	3500 E Avenue G	Hutchinson	6/30/2022		2176.00	$6.89	$15000.00		$0.00		$15000.00	$6.89
Rooks												
Agriculture, Dept. of	820 S Walnut	Stockton	12/31/2024		680.00	$4.61	$3135.00		$0.00		$3135.00	$4.61
Saline												
Adjutant General	2562 Centennial Rd.	Salina	8/31/2022		1098.00	$2.00	$2196.00		$0.00		$2196.00	$2.00
Highway Patrol	3237 Arnold Ave	Salina	6/30/2023		0.00	$0.15	$7860.00		$0.00		$7860.00	$0.15
Sedgwick												
Indigents Defense Services	604 N Main	Wichita	4/30/2023	0	108.00	$15.00	$1620.00		$0.00		$1620.00	$15.00
Shawnee												
Adjutant General	3740 SW South Park Ave.	Topeka	5/31/2022		31433.00	$4.50	$126148.50		$0.00		$126148.50	$4.50
Adjutant General	3741 SE South Park Ave.	Topeka	11/15/2021		11520.00	$4.80	$55296.00		$0.00		$55296.00	$4.80
Administration DISC	6425 SW 6th St	Topeka	12/31/2999	0	1602.00	$20.90	$33481.80		$0.00		$33481.80	$20.90
Administration, Dept. of	109 SW 9th St	Topeka	6/30/2025		1130.00	$4.00	$4520.00		$0.00		$4520.00	$4.00
Aging, Dept. on	503 S Kansas Ave.	Topeka	3/31/2025		3721.00	$3.00	$11163.00		$0.00		$11163.00	$3.00
Bureau of Investigation, Kansas	509 Harrison	Topeka	9/30/2022	0	7500.00	$2.65	$19875.00		$4090.29		$23965.29	$3.20
Commerce, Dept. of	2035 Western	Topeka	8/31/2022		2500.00	$3.32	$8287.50		$0.00		$8287.50	$3.32
Fire Marshal	800 SW Jackson	Topeka	7/31/2026		851.00	$2.00	$1702.00		$0.00		$1702.00	$2.00
Fire Marshal	3409 NW US Highway 24	Topeka	12/31/2022		6000.00	$4.54	$27240.00		$4665.40		$31905.40	$5.32
Fire Marshal	2301 NW Furman Rd.	Topeka	12/31/2021		3625.00	$4.65	$17096.24		$0.00		$17096.24	$4.65
Governmental Ethics Commission	901 S. Kansas Ave.	Topeka	11/15/2025	0	300.00	$4.00	$1200.00		$0.00		$1200.00	$4.00
Health and Environment, Dept. of	1001 SE Monroe	Topeka	12/31/2999	0	9424.00	$3.05	$28752.60		$0.00		$28752.60	$3.05
Health and Environment, Dept. of	109 SW 9th St.	Topeka	8/31/2022		254.00	$7.50	$1905.00		$0.00		$1905.00	$7.50
Highway Patrol	3501 NW US Highway 24	Topeka	11/30/2025		55580.00	$4.72	$262337.60		$0.00		$262337.60	$4.72
Lottery, Kansas	128 N Kansas Ave	Topeka	6/30/2022	0	36217.00	$11.05	$400197.85		$0.00		$400197.85	$11.05
Nursing, Bd of	901 S Kansas Ave.	Topeka	4/30/2022		1264.00	$4.00	$5056.00		$0.00		$5056.00	$4.00

Revenue, Dept. of	300 SW 29th St.	Topeka	3/31/2041		4244.00	$7.50	$31830.00		$0.00		$31830.00	$7.50
Revenue, Dept. of	2035 Western	Topeka	8/31/2023	0	9658.00	$3.29	$31774.82		$1239.87		$33014.69	$3.42
Secretary of State	2035 SW Western Ave	Topeka	* 6/30/2021		2500.00	$3.31	$8275.00		$0.00		$8275.00	$3.31
Social Rehabilitation Svcs	503 S Kansas Ave	Topeka	3/31/2025		1968.00	$3.00	$5904.00		$0.00		$5904.00	$3.00
Social Rehabilitation Svcs	2820 SW Fairlawn	Topeka	9/30/2032		1705.00	$4.50	$7672.50		$0.00		$7672.50	$4.50
Social Rehabilitation Svcs	1947 NW Topeka Blvd	Topeka	* 9/30/2020		5304.00	$3.71	$19677.84		$0.00		$19677.84	$3.71
Transportation, Dept. of	2035 SW Western Ave	Topeka	6/30/2026	0	7000.00	$3.25	$22750.00		$5160.00		$27910.00	$3.99
Stafford												
Agriculture, Dept. of	300 S. Main	Stafford	10/31/2022		1340.00	$6.41	$8589.40		$0.00		$8589.40	$6.41
Thomas												
Wildlife and Parks, Dept. of	1880 S Range Ave	Colby	12/31/2999		168.00	$10.71	$1800.00		$0.00		$1800.00	$10.71

(* Waiting for notification from Agency)
Note: Lease End Date of 12/31/2999 means lease is for indefinite period.

Data last updated on: 9/10/2021 5:30:01 PM

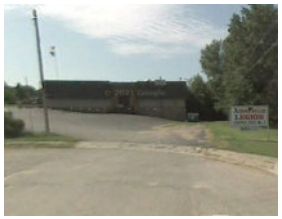
Contact Info | *kansas.gov* | *Sitemap*
800 SW Jackson, Suite 600, Topeka, KS 66612-1216, 785/296-8070,

Location Code	Street Address	City	State	Zip Code	Longitude	Latitude	Lease Number	Lease Effective Date	Lease Expiration Date	RSF
CO2081	8101 E PRENTICE AVE	GREENWOOD VILLAGE	CO	80111	-104.8936810	39.6210700	LCO00510	07/11/2021	07/10/2036	7,087
CO1954	22874 COUNTY ROAD F	CORTEZ	CO	81321	-108.6308787	37.3042762	LCO00509	07/01/2021	06/30/2026	453
CO2055	2915 ROCKY MOUNTAIN AVE	LOVELAND	CO	80538	-105.0024310	40.4212500	LCO00450	10/16/2020	10/15/2035	13,234
CO2063	10375 PARK MEADOWS DR	LITTLETON	CO	80124	-104.8717000	39.5408000	LCO00094	10/15/2020	10/14/2040	8,876
CO1891	1921 STATE AVE	ALAMOSA	CO	81101	-105.8659010	37.4513300	LCO00549	03/20/2020	03/19/2035	5,360
CO2061	1230 PARK ST	CASTLE ROCK	CO	80109	-104.8660510	39.3820500	LCO00617	02/08/2020	02/07/2030	10,800
CO2035	935 STATE HIGHWAY 67	FLORENCE	CO	81226	-105.1064600	38.3675300	LCO00560	12/07/2019	12/06/2039	10,963
CO2003	217 ELDON WILSON RD	GYPSUM	CO	81637	-106.9148385	39.6423540	LCO00105	12/01/2019	11/30/2024	1,171
CO2167	1420 E 3RD ST	LA JUNTA	CO	81050	-103.5242070	37.9860350	LCO14861	03/01/2019	02/28/2039	2,328
CO2165	393 INVERNESS PKWY	ENGLEWOOD	CO	80112	-104.8663260	39.5640710	LCO00049	12/01/2018	11/30/2026	2,100
CO2160	30403 KINGS VALLEY DR	CONIFER	CO	80433	-105.3477110	39.4922300	LCO14963	08/10/2018	08/09/2038	7,063
CO1902	SOUTHPARK LN	LITTLETON	CO	80120	-105.0034582	39.5685700	LCO14883	03/26/2016	03/25/2031	12,064
KS1569	100 AIRPORT RD	DODGE CITY	KS	67801	-99.9681010	37.7600500	LKS00332	10/29/2020	10/28/2035	410
KS1546	1212 E 27TH ST	HAYS	KS	67601	-99.3113310	38.8849500	LKS00112	02/01/2020	01/31/2030	4,900
KS1572	3951 E 8TH ST	HAYS	KS	67601	-99.3181393	38.8650606	LKS00122	12/15/2019	12/14/2029	637
KS1587	1410 E IRON AVE	SALINA	KS	67401	-97.5886210	38.8398000	LKS00203	11/01/2019	10/31/2029	6,085
KS1533	645 E IRON AVE	SALINA	KS	67401	-97.6013310	38.8408400	LKS00207	09/01/2019	08/31/2029	2,203
KS1570	720 TERMINAL RD	LIBERAL	KS	67901	-100.9522410	37.0446300	LKS51032	04/09/2017	04/08/2027	494
KS1585	2501 N CAMPUS DR	GARDEN CITY	KS	67846	-100.8477610	37.9885200	LKS41027	04/01/2015	03/31/2025	1,250
NE1433	605 IRON HORSE DR	NORFOLK	NE	68701	-97.4154510	42.0350000	LNE00184	12/01/2020	11/30/2035	5,858
NE1419	1022 AIRPORT ROAD	MCCOOK	NE	69001	-100.6461091	40.1758000	LNE00265	11/19/2019	11/18/2029	968
NE1432	415 VALLEY VIEW DR	SCOTTSBLUFF	NE	69361	-103.6568110	41.8793500	LNE00066	10/01/2019	09/30/2034	4,541
NE1332	5400 EAST LEE BIRD DRIVE	NORTH PLATTE	NE	69101	-100.6925629	41.1273962	LNE00078	04/01/2019	03/31/2029	519
NE1422	250023 AIRPORT TERMINAL ST	SCOTTSBLUFF	NE	69361	-103.5934771	41.8693514	LNE00251	11/19/2018	11/18/2023	1,500
NE1441	1309 HARLAN DR	BELLEVUE	NE	68005	-95.9111210	41.1405000	LNE00134	10/01/2018	09/30/2028	1,884
NE1468	3851 SKY PARK RD	GRAND ISLAND	NE	68801	-98.3205154	40.9715407	LNE00119	10/01/2018	09/30/2028	1,493
NE1438	5400 E LEE BIRD DR	NORTH PLATTE	NE	69101	-100.6922939	41.1273962	LNE61018	12/19/2016	12/18/2026	1,105
NE1456	5145 AIRPORT RD	KEARNEY	NE	68847	-99.0150275	40.7236374	LNE00070	04/01/2016	03/31/2023	742
NE1381	115 W RAILWAY ST	SCOTTSBLUFF	NE	69361	-103.6651210	41.8624000	LNE21022	01/01/2014	12/31/2023	899
NE1458	703 S WEBB RD	GRAND ISLAND	NE	68803	-98.3782310	40.9120000	LNE11062	10/22/2012	10/21/2027	23,904

MARTENS
APPRAISAL

Comparable Improved Sales Datasheets

1



Armory, Club, Lodge Facility

PID 146595

Former American Legion

3800 SE Michigan Avenue

Topeka, Kansas 66609

Sale Date	06-14-2021	Land SF	292,027
Sale Status	Recorded	Land Acres	6.70402
Book/Page	2021R14716	L/B Ratio	25.00
Seller	American Legion Capitol Post 1	Conditions of Sale	Arm's Length
Buyer	Juan Jose Ruelas & Claudia Sandoval Hernandez	Financing Terms	Market
Sale Price	$340,000	Property Rights Conveyed	Fee Simple
Adjusted Price	$340,000	Ceiling Height	14
Unadjusted Price/SF of GBA	$29.11	Recording Number	144575
Adj$/SF GBA	$29.11	Sale ID	89103
Unadjusted Price/SF Land	$1.16		
Adj $/SF Land	$1.16		
Adj $/Acre	$50,716		
Quadrant	Topeka		
GBA SF	11,680		
Rentable SF	11,680		
Year Built	1974		
Last Renovation Year	2000		
Tax Parcel Number	089-134-20-0-10-01-020.00-0		

2

Institutional, Governmental Office

PID 144486

Kansas Department of Children and Families

2601 S. Oliver

Wichita, Kansas 67210

Sale Date	01-28-2021	Zoning Code	LC
Sale Status	Closed	Land SF	424,539
Conveyance Document Type	Warranty Deed	Land Acres	9.74607
Book/Page	30029242	L/B Ratio	4.35
Seller	HLK, LLC and SRB Kansas LLC	Occup at Sale	100.0%
Buyer	GIP Wichita LLC	Conditions of Sale	Arms length

Sale Price	$11,000,000	Financing Terms	New Loan from Financial Institution
Adjusted Price	$11,000,000	Property Rights Conveyed	Leased Fee
Unadjusted Price/SF of GBA	$112.78	OAR (actual)	6.99%
Adj$/SF GBA	$112.78	NOI (actual)	$769,263
Unadjusted Price/SF Land	$25.91	Sale ID	88862
Adj $/SF Land	$25.91		
Adj $/Acre	$1,128,660		
Quadrant	ICT-Southeast		
GBA SF	97,532		
Rentable SF	97,532		
Year Built	1961		
Last Renovation Year	2015		
Tax Parcel Number	555812		

Sale Remarks Property was offered privately to a group of potential investors by Colliers.

3

Automobile Dealership

PID 39309

Former Highland Community College

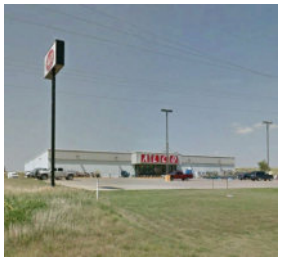
430 Arizona Avenue

Holton, Kansas 66436

Sale Date	12-15-2020	Zoning Code	CS
Sale Status	Recorded	Land SF	161,502
Seller	Highland Community College	Land Acres	3.70758
Buyer	DBE, LLC	L/B Ratio	14.07
Sale Price	$800,000	Conditions of Sale	Arms-length, tenant purchase
Adjusted Price	$800,000	Financing Terms	Market
Unadjusted Price/SF of GBA	$69.69	Property Rights Conveyed	Fee Simple
Adj$/SF GBA	$69.69	Search Code	551
Unadjusted Price/SF Land	$4.95	Adjusted Price/Unit	$1,452
Adj $/SF Land	$4.95	Number of Units	551
Adj $/Acre	$215,774		

		Quadrant	Greater Kansas	Sale ID	89104
		GBA SF	11,480		
		Rentable SF	11,480		
		Year Built	2000		
		Last Renovation Year	2018		
		Tax Parcel Number	043-092-09-0-10-23-005.03-0		
4	 Free Standing Retail Building	PID 146594 Bomgaars 505 W Holme St. **Norton, Kansas 67654**			
		Sale Date	10-15-2020	Zoning Code	C
		Sale Status	Recorded	Land SF	104,944
		Book/Page	212A / 402	Land Acres	2.40918
		Seller	Norton Area Development, LLC	L/B Ratio	6.49
		Buyer	Next Generation Properties of Nebraska	Conditions of Sale	Arm's Length
		Sale Price	$850,000	Financing Terms	New Loan(s) from a Financial Institution
		Adjusted Price	$850,000	Property Rights Conveyed	Fee Simple
		Unadjusted Price/SF of GBA	$52.60	Ceiling Height	18
		Adj$/SF GBA	$52.60	Recording Number	007498
		Unadjusted Price/SF Land	$8.10	Sale ID	89102
		Adj $/SF Land	$8.10		
		Adj $/Acre	$352,817		
		Quadrant	Greater Kansas		
		GBA SF	16,160		
		Rentable SF	16,160		
		Year Built	1982		
		Last Renovation Year	2010		
		Tax Parcel Number	069-088-34-0-10-07-026.00-0		

5



Free Standing Retail Building

PID 146593

Orscheln Farm & Home

1401 State Street

Phillipsburg, Kansas 67661

Sale Date	08-07-2019
Sale Status	Recorded
Conveyance Document Type	Statutory Warranty Deed
Book/Page	433 / 459-462
Seller	Realty Income Corporation
Buyer	Orscheln Farm and Home, LLC
Sale Price	$700,000
Adjusted Price	$700,000
Unadjusted Price/SF of GBA	$32.08
Adj$/SF GBA	$32.08
Unadjusted Price/SF Land	$4.84
Adj $/SF Land	$4.84
Adj $/Acre	$210,638
Quadrant	Greater Kansas
GBA SF	21,823
Rentable SF	21,823
Year Built	1994
Last Renovation Year	2016
Tax Parcel Number	074-137-25-0-00-00-007.01-0

Zoning Code	C
Land SF	144,760
Land Acres	3.32323
L/B Ratio	6.63
Conditions of Sale	Arm's Length
Financing Terms	All Cash
Property Rights Conveyed	Fee Simple
Ceiling Height	18
Recording Number	007594
Sale ID	89101

MARTENS
APPRAISAL

Appraiser's State Certification

State of Kansas

Real Estate Appraisal Board

This is to certify that

Christopher W. Huffman

has complied with the provisions of the Kansas State Certified and Licensed Real Property Appraisers Act to transact business as a

Certified General Real Property Appraiser

in the State of Kansas

License No: G-2537

Effective Date: 7/1/2021

Expiration Date: 6/30/2022

Chairman