

Report Type: Evaluation - Commercial - Office
Subject Property: 502 E Kansas City Rd, Olathe, KS
Requested By: Appraisal Department
Institution: -----
Request Date: 10/10/2024
Evaluation ID: KlbGOZeDEl8yqPt8MspH

**502 E Kansas City
Rd Olathe, KS 66061**



EVALUATION SUMMARY

This report is for:	-----
Effective Date:	10/16/2024
Report Date:	10/17/2024
Subject Photos:	Photos taken 10/16/2024. Author reviewed photos taken by Akrivis affiliate.

Approach	Value Indication	Value per Sq Ft
Sales Comparison	\$432,400	\$135.14
Reconciled Market Value		
As Is	\$432,400	\$135.14

Valued As: Fee Simple
Author: Jason Mueller



Subject Information

Property Type:	Commercial - Office
Address:	502 E Kansas City Rd, Olathe, KS
Parcel ID(s):	DP15000000-0028F
Legal Description:	CORNWALL & BARTON'S ADDITION TO OLATHE PT LT 28 BG 150' E & 200' S NW CR E 130.18' S 38.68' SWLY 158.65' N 131.13' TO POB OLC 3484B 2
Zoning (if available):	Commercial
Assessment:	\$51,501 (2024)

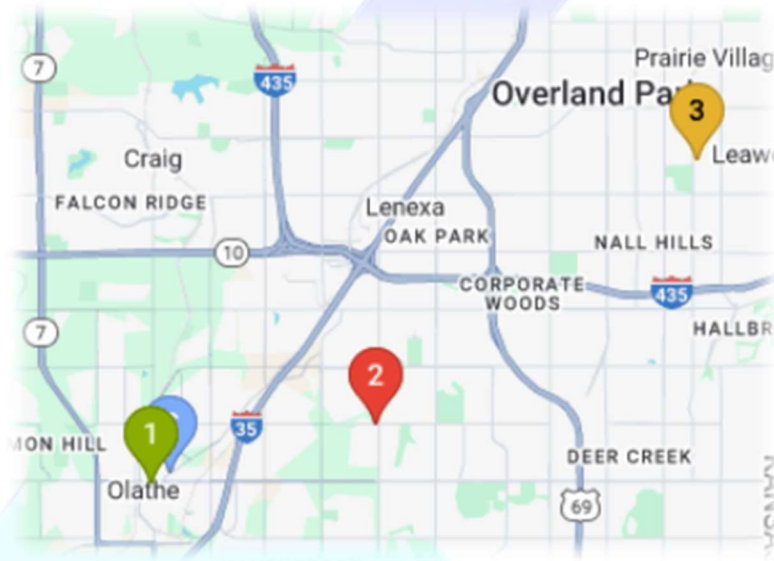
Surrounding Area:	stable	Market Trend:	stable
Real Estate Values:	stable	Area Vacancy:	0% - 5%
FEMA Panel #:	20091C0079G	In a Flood Plain:	No

Sales in the past 3 years:	1
Recent Sale	Sold for \$350,000 on 2/2/2023

MAPS

Comparable Sales Map

Property	Pin	Address	Approx. Distance to Subject
Subject	S	502 E Kansas City Rd, Olathe, KS 66061	N/A
Comp 1	1	130 Water St, Olathe, KS 66061	0.5 mi
Comp 2	2	12730 S Pflumm Rd, Olathe, KS 66062	4.5 mi
Comp 3	3	4600 W 90th Ter, Prairie Village, KS 66207	14.0 mi



Aerial View of Subject



SALES COMPARISON APPROACH

Subject and Comparable Photos

Subject Property

502 E Kansas City Rd
Olathe, KS
3,200 SF / 0.26 acres



Comparable 1

130 Water St
Olathe, KS
3,168 SF / 0.20 acres



Comparable 2

12730 S Pflumm Rd
Olathe, KS
5,045 SF / 0.42 acres



Comparable 3

4600 W 90th Ter
Prairie Village, KS
3,074 SF / 0.30 acres



Additional Subject Photos



Sales Comparison Approach Grid

	Subject	Comparable 1	Adj.	Comparable 2	Adj.	Comparable 3	Adj.
Address	502 E Kansas City Rd	130 Water St		12730 S Pflumm Rd		4600 W 90th Ter	
Current Use	Office Building	Office Building		Office Building		Office Building	
Sale Date	2/2/2023	8/8/2023	1%	2/16/2023	2%	9/3/2024	-
Sale Price	\$350,000	\$300,000		\$745,000		\$500,000	
Time-Adj Sale Price	-	\$303,570		\$757,393		\$500,587	
Adj \$ per Sq Ft	-	\$95.82		\$150.13		\$162.85	
Location	-	comparable	-	comparable	-	comparable	-
Site Acres	0.26	0.20	-	0.42	-	0.30	-
Water Frontage	-	-	-	-	-	-	-
Year Built	1966	1930	6%	2000	-7%	1973	-1%
Const. Quality	Average	average	-	average	-	average	-
Prop. Condition	Average	average	-	average	-	average	-
Building SF							
Above Grade	3,200	3,168	-	5,045	2%	3,074	-
Below Grade (Finished)	-	-	-	-	-	-	-
Below Grade Finish	-	-		-		-	
Outbuilding Value	-	-	-	-	-	-	-
Other Attributes	-	-	-	-	-	-	-
Adjusted Value	-	\$101.57		\$142.62		\$161.22	
Gross Adjustments	-		7%		11%		1%
Net Adjustments	-		7%		-3%		-1%
Weight	-	33%		33%		33%	

Sales Approach Indicated Value:	\$432,400
\$ per Sq Ft	\$135.14

Sales Comparison Approach Dissertation

The subject property is an office building in Olathe, Johnson County, KS. The subject is located on a moderate traffic street in a mixed commercial and residential neighborhood. The best comparable sales are office buildings similar in size and age. Due to lack of comparable sales in the immediate area, the search radius was expanded. Adjustments were made to account for differences in acreage, age, and square footage. An annual time adjustment was applied to align with the current market.

PROPERTY TAX BILLS

2023 REAL ESTATE TAX STATEMENT



Johnson County Treasurer
111 S Cherry St, Ste 1200
Olathe KS 66061
913-715-2600
taxbill.jocogov.org

NEW CREATION INC
544 E SPRUCE ST
OLATHE KS 66061

Date	Quick Ref ID
10/17/2024	R16035
TUG	
0008	DP15000000 0028F
Property Description	
Legal: CORNWALL & BARTON'S ADDITION TO OLATHE PT LT 28 BG 150' E & 200' S NW CR E 130.18' S 38.68' SWLY 158.65' N 131.13' TO POB OLC 3484B 2	
Situs Address: 000502 E KANSAS CITY RD OLATHE, KS	

Owner: NEW CREATION INC

Class	Land Appraised Value	Improvement Appraised Value	Land Assessed Value	Improvement Assessed Value
C	56,530	147,470	14,133	36,868

Appraised Value	Assessed Value	2023 Mill Levy	Mill Levy Tax	Specials	Total Tax Due
204,000	51,001	117.017	\$5,967.98	\$0.00	\$5,967.98

Credits	Payments	Interest & Fees	Half Payment Due	Full Payment Due
\$0.00	\$5,967.98	\$0.00	\$0.00	\$0.00

-----detach and return bottom portion with payment-----

Pay online at: taxbill.jocogov.org

Quick Ref ID: R16035
DP15000000 0028F

AMOUNT DUE ON OR BEFORE 5/10/2024

Half Payment	\$0.00	Full Payment	\$0.00	Amount Enclosed	
--------------	--------	--------------	--------	-----------------	--

NEW CREATION INC
544 E SPRUCE ST
OLATHE KS 66061

Remit payment to:
Johnson County Treasurer
PO Box 2902
Shawnee Mission KS 66201

/*R16035/*

CONCLUSION

The subject is a commercial property that is currently being used as an office building. It is located in a suburban area at 502 E Kansas City Rd in Olathe, KS. We consider the property to be in Average condition and of Average quality of construction. The subject's site is 0.26 acres and has 3,200 square feet of building area. Traffic in the subject's area is moderate, and in general the subject's area is stable. An Akrivis affiliate took photos of the subject property on October 16, 2024, which the author later reviewed for this report. The subject property has sold 1 time in the past three years. The information for the subject property was obtained from assessor records.

We identified three (3) comparable properties in similar locations that have sold. These sales took place between February 2023 and September 2024. We used these three properties as comparable sales to help determine the estimated market value of the subject. For more substance regarding the comparable property selection, please refer to the discussion below the Sales Comparison Grid.

"MARKET VALUE" means 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.

Source: 12 CFR § 34.42(h) (2022)

Comparable Sale Details

Comparable Sale #1 is a commercial property that sits on 0.20 acres of land, and we consider its location to be comparable to the subject's. It is currently being used as an office building. The main structure was built in 1930 and has approximately 3,168 square feet of building area. We consider the property to be in average condition and the improvements are of average quality.

Comparable Sale #2 is a commercial property that sits on 0.42 acres of land, and we consider its location to be comparable to the subject's. It is currently being used as an office building. The main structure was built in 2000 and has approximately 5,045 square feet of building area. We consider the property to be in average condition and the improvements are of average quality.

Comparable Sale #3 is a commercial property that sits on 0.30 acres of land, and we consider its location to be comparable to the subject's. It is currently being used as an office building. The main structure was built in 1973 and has approximately 3,074 square feet of building area. We consider the property to be in average condition and the improvements are of average quality.

Akrivis Real Estate Valuation Services

There are three general approaches that can be considered during our evaluation process: the Sales Comparison Approach, the Income Approach, and the Cost Approach. The Sales Comparison Approach is by default always utilized. You, the customer, are able to request the other approaches at time of order. For this evaluation, the approaches utilized were as follows:

Approach	Value Indication	Value per Sq Ft
Sales Comparison	\$432,400	\$135.14
Reconciled Market Value		
As Is	\$432,400	\$135.14

Author's Final Dissertation

The 2023 sale of the subject property listed in this report does not represent an open market sale.

INTERNAL REVIEW

FIRREA COMPLIANCE

- | | Confirmed |
|---|-------------------------------------|
| 1. Property location was identified. | <input checked="" type="checkbox"/> |
| 2. Description of the property and its current & projected use. | <input checked="" type="checkbox"/> |
| 3. Estimate of the property's market value in its actual physical condition, use, and zoning designation as of the effective date. | <input checked="" type="checkbox"/> |
| 4. What method was used to confirm the property's actual physical condition? | |
| Exterior Inspection | <input checked="" type="checkbox"/> |
| Interior Inspection | <input type="checkbox"/> |
| Not Inspected – author obtained third-party image(s) of the subject. Client confirmed third-party images are sufficient to determine subject's condition. | <input type="checkbox"/> |
| 5. Substantial dissertation in regard to the analysis used in valuing the property. | <input checked="" type="checkbox"/> |
| 6. Preparer arrived at a reasonable estimate of "Market Value" | <input checked="" type="checkbox"/> |

External sources utilized in this analysis include local public data (e.g. assessors), professional resources (e.g. CoStar, MLS, SDS), and third-party map data (e.g. Google Maps).

Quality Review of the Report

- | | Confirmed |
|---|-------------------------------------|
| 1. Outbuildings, if applicable, accounted for. | <input checked="" type="checkbox"/> |
| 2. All photos are inserted and verified. | <input checked="" type="checkbox"/> |
| 3. Main page complete with signature. | <input checked="" type="checkbox"/> |
| 4. All requested approaches complete. | <input checked="" type="checkbox"/> |
| 5. Effective date verified. | <input checked="" type="checkbox"/> |
| 6. Dissertations accurate and complete. | <input checked="" type="checkbox"/> |
| 7. Current tax bill inserted. | <input checked="" type="checkbox"/> |
| 8. Conclusion is accurate and complete. | <input checked="" type="checkbox"/> |
| 9. Maps page is accurate and complete. | <input checked="" type="checkbox"/> |
| 10. Interior inspection, if applicable, reviewed. | <input checked="" type="checkbox"/> |

Reviewer's Notes

None.

Review Completed By: Jason Mueller

Review Date: 10/17/2024



TERMS AND CONDITIONS

This report is an evaluation, it is not an appraisal. This report is, to the best of our knowledge, compliant with the reporting requirements for an evaluation as specified in the Interagency Appraisal and Evaluation Guidelines issued on December 10, 2010 (FIRREA). Our opinions and conclusions set forth herein are limited to Client's use only. This report contains only brief discussions or statements of the data and analysis used to estimate the market value of the subject Property. The scope of the assignment and report content is specific to the needs of the client and for their intended use only. Akrivis is not responsible for unauthorized use of this report.

After the evaluation request receipt, Akrivis will dispatch and take a new picture of the subject property (provided it can be done without violating any law), unless the client has indicated that an inspection is unnecessary because a third party image of the subject (e.g., an assessor's photo) is sufficient to determine the subject's condition. An interior inspection will be conducted upon the Customer's request. The Customer will need to obtain the necessary permission for Akrivis to view the interior. Unless an interior inspection is specifically arranged between the parties, Akrivis will not consider any conditions affecting the subject Property which are not externally visible and apparent from the exterior of the subject Property, under the assumption that the interior of the property is in similar condition to the exterior. Accordingly, the subject Property may be affected by conditions or other physical hazards that are not known to or considered by Akrivis.

Three generally accepted approaches to value are usually considered:

- A Sales Comparison Approach is utilized and developed to derive a probable estimate of market value for the subject property because similar sales can be utilized in the market.
- The Income Approach was considered but was not necessary or applicable in this instance because of the difficulty in estimating stabilized net income.
- The Cost Approach was not requested for this evaluation.
- In instances where multiple approaches are employed, Akrivis will consider all approaches performed and will reconcile to a final suggested property value for the subject.

Along with an inspection, Akrivis will utilize large commercial databases of comparable real property sales and other data from sources, all of which Akrivis reasonably believes to be reliable. However, no responsibility is assumed for the accuracy of any information supplied by third parties. Location, property condition, construction quality and building square footage will be researched and analyzed. All information will be verified with public records when possible or third party sources deemed to be reliable.

There are some assumptions and limited conditions for this report. The records from the tax assessor's office may not be accurate, current, fully detailed, or complete. There may be other governmental or public records other than the tax assessor's office with relevant information which were not known to nor used by Akrivis unless specifically referenced in this report. Akrivis has not obtained nor reviewed a survey, title report, engineering report, natural hazard report or other similar information regarding the subject Property. The subject is assumed to be compliant with relevant zoning regulations – if the subject's specific zoning designation is not available, Akrivis may assume a general zoning designation. Unless stated otherwise, Akrivis projects that the subject's future use will be the same as its current use.

Main Data Source Listing (including, but not limited to)

- | | | | |
|----|--------------------------|----|-----------------------------|
| 1. | CoStar | 6. | Assessor Data (.org) |
| 2. | SDS (Sales Data Service) | 7. | Municipality Assessor |
| 3. | LoopNet | 8. | Zillow (Residential citing) |
| 4. | County Websites | 9. | Google Earth |
| 5. | ProxyPics | | |



CERTIFICATION

We certify that, to the best of our knowledge and belief, the statements of facts contained in this report are true and correct. Our findings, opinions, and conclusions are limited only by the reported assumptions and limiting conditions. We have no present or prospective interest in the property or bias with respect to the property that is the subject of this report or to the parties involved. Our engagement and compensation in this assignment was not contingent upon developing or reporting predetermined results that favor the cause of the client.

Author: Jason Mueller
jasonmu@akrivisteam.com

A handwritten signature in black ink, appearing to read 'Jason Mueller', is positioned to the right of the author's name and email address.