

Price Cutters

Ozark, Mo.

11-0.2-3-0-0-2.007

Gross Income: 466,029 (51,781 sq. ft. x 9.00 per ft.)

Vacancy 10% : - 46,603

Effective Gross Income: 419,426

Expense 10% : - 41,943

NOI: 377,483 / 8.5% (Cap Rate) = Value 4,440,976

2018 CHRISTIAN COUNTY PROPERTY REPORT

07/09/2018

DANNY GRAY - ASSESSOR

<u>PARCEL NUMBER</u>	<u>OWNER:</u>			<u>LAND APPRAISAL</u>
11-0.2-03-000-000-002.007	OPV-PC LLC			<u>RES:</u> 0
	C/O:			<u>AGR:</u> 0
				<u>COM:</u> 1,195,700
<u>SCH RD CTY FR JC TYPE</u>	<u>ADDRESS:</u>			<u>VAC:</u> 0
R6 OS OZ FIR AMBIT	C/O LAWRENCE BOLD			<u>IMPR APPRAISAL</u>
	8017 MANASOTA KEY RD			<u>RES:</u> 0
	ENGLEWOOD, FL 34223-0000			<u>AGR:</u> 0
	<u>PHYSICAL ADDRESS:</u>	<u>PARENT PARCEL:</u>	<u>COM:</u> 2,342,300	
	5504 N 17TH ST OZARK		<u>TOTAL APPRAISAL</u>	
			<u>RES:</u> 0	
			<u>AGR:</u> 0	
			<u>COM:</u> 3,538,000	
<u>SUBDIVISION</u>		<u>ACRES</u>	<u>VAC:</u> 0	
519 SIXTY FIVE MARKETPLACE		5.49		
<u>LOT:</u>	<u>LOT SIZE</u>			<u>ASSESSMENT</u>
				<u>RES:</u> 0
<u>BLOCK:</u>				<u>AGR:</u> 0
				<u>COM:</u> 1,132,160
<u>PROPERTY DESCRIPTION:</u>	<u>SEC:</u>	<u>TWP:</u>	<u>RNG:</u>	<u>VAC:</u> 0
LOT 7 SIXTY-FIVE MARKETPLACE	3	27	21	<u>TOTAL:</u> 1,132,160

DEED BK/PG: DATE ACQUIRED:
 2006-022785 2006-11-22

STRUCTURE INFORMATION

HUNNICUTT APPRAISAL INFORMATION

Structure: 1	Type: STOR	Yr Built: 2003	Basearea: 42,496	Adj Area: 43,596	Class: D
Structure: 2	Type: WHSE	Yr Built: 2003	Basearea: 9,285	Adj Area: 9,285	Class: D
Structure: 5	Type: ASPH	Yr Built: 2003	Basearea: 121,600	Adj Area: 121,600	Class: NA

APPRAISED AND ASSESSED VALUES ARE SUBJECT TO CHANGE UNTIL THE BOOKS ARE CLOSED OUT EACH YEAR.

THE ASSESSOR'S OFFICE IS FOR TAX PURPOSES ONLY AND NOT LEGAL.