

Property Number: 09-0.4-17-004-005-027.003
 Owner - Mailing Address: KAREN K MURFIN LLC
 Situs Address: 6805 W VETERANS BLVD

Districts: 604 E SOUTH ST
 R5 NONE CV FIR5 NONE JC
 OZARK MO 65721-0000
 Index R: 2.60
 Index A: 2.00
 Index C: 2.20

Property Description: LOTS 3 & 4 KINGS GATE COMMERCIAL
 Sec-Twp-Rng: 17-27-23
 Land Type: IT
 Lot Size: 2.41 Acres

Book-Page: 2008-007581
 Date Acq: 2008-05-19

TYPE	STRUCT VAL	LAND VAL	TOTAL VAL	TOTAL ASSESS	#	AG LAND ACRES	GRADE	PER ACRE	VALUATION
RES	\$0	\$0	\$0	\$0					
AGR	\$0	\$0	\$0	\$0					
COMM	\$938,400	\$314,900	\$1,253,300	\$401,060					
VAC	\$0	\$0	\$0	\$0					
TOTALS	\$938,400	\$314,900	\$1,253,300	\$401,060					

CLASS	TYPE	AVG	DF	SFF	FF/AGRES	DEPTH	UNIT PRICE	DEPTH FAC	ADJ FAC	ADJ AMT	VALUATION
3	8	0	0	0	104980.00	0.0	3.00	0.00	0.00	0.00	314940.00

IMPROVEMENTS

BLDG NO.	STRUC	YEAR BUILT	YEAR REMODEL	SQ FT	CLASS	RATE	UNITS	BASE RATE	ADJ RATE	SQ. FT. COST	BASE AREA	ADJ. AREA	BASE COST	EX FEATURE	REPLACEMENT COST	PIV	ADJ	APPRAISED VALUE
1	C 18-ASPH	2008	0	1	NA/O	0	0	0.36	0.36	0.79	41000	41000	32390.00	0	32390.00	52	52	16840
2	C 26-STOR	2008	0	1	D/L	0	150	13.26	19.89	43.76	11712	12261	536541.36	236443	772984.16	90	90	695690
3	C 30-OFF	2008	0	1	D/H	0	107	21.96	23.50	51.70	160	160	8272.00	6016	14286.80	95	96	13720
4	C 39-WHSE	2008	0	1	D/L	0	109	14.40	15.70	34.54	4310	4310	148867.40	61827	210694.00	90	90	189620
5	C 30-OFF	2008	0	1	D/H	0	78	21.96	17.13	37.69	288	432	16282.08	6706	22987.68	93	98	22530

**PROPERTY ASSESSMENT APPEAL FORM
CHRISTIAN COUNTY BOARD OF EQUALIZATION**

TAXPAYER INFORMATION

Taxpayer's Name: Karen K. Murfin, LLC / Joseph P. Polizzi, Town & Country Super Market as Taxpayer

Taxpayer's mailing address: c/o J.W. Chatam & Associates, Taxpayer Rep - 14360 W 96th Terrace
(Street or Box Number, City, State and Zip Code) Lenexa, KS 66215

Taxpayer's phone number: 913-239-0990

PROPERTY INFORMATION

Parcel Number of the property: 09-0.4-17-004-005-027.003

Address of property (If different than Mailing Address): 6805 State Hwy 14, Clever, MO

What is the current classification of the property?

Agricultural Commercial
 Residential Mixed Use

What is the market value by the Assessor? \$1,253,300

What is the Taxpayer's proposed market value? \$849,600

REASON FOR APPEAL

Please check the reason you believe the assessment is incorrect. *Check all that apply.

Valuation (The value placed on the property by the Assessor is incorrect)

Discrimination (The property is assessed at a ratio greater than the average for the County)

Misgradeded Agricultural Land (The property is not in the correct agricultural productivity grade)

Misclassification – The proper classification of this property should be:

Residential Commercial Agricultural Charitable Purposes

Exemption – The property should be exempt because it is being used for:

Religious Purposes Educational Purposes Charitable Purposes

Other basis for appeal (explain): _____

You need to attach documentation substantiating value for the Board's consideration

Taxpayer's Signature:  Taxpayer Rep Date: 6/30/2021

DECLARATION OF REPRESENTATIVE

Karen K. Murfin, LLC	604 E South St
Property Owner(s) as stated on the Valuation Notice	Property Owner's Mailing Address
Ozark, MO 65721-0000	
City, State, and Zip Code	Date <u>01/30/21</u>
Joseph P. Polizzi	President & CEO
Print or Type your Name	Title (if applicable)

The above property owner(s) hereby appoints J. W. Chatam & Associates to represent the property owner in appeal matters before the Division of Property Valuation, county appraiser or appraiser designee, and the Small Claims and Expedited Hearing Division or State Board of Tax Appeals pursuant to the Board's rules and regulations for the following parcel(s) or personal property accounts located in Christian County Missouri

This declaration is for the 2021 tax year only and revokes all prior Declaration of Representative forms for the same tax year. This form, completed and signed, must be a part of the hearing record before the hearing will take place.

Jerry Chatam	J. W. Chatam & Associates
President (or Associate)	Firm Name
Individual Representative's Name and Title	Lenexa KS 66215
14360 W 96th Ter	City, State, and Zip Code
Representative's Mailing Address	
913 239-0990 jchatam@jwchatam.com	
Representative's Telephone Number and Email Address	

Check the Appropriate Designation Below

- | | |
|---|--|
| <input type="checkbox"/> Attorney | <input type="checkbox"/> Member of the Taxpayer's Immediate Family |
| <input type="checkbox"/> Certified Public Accountant | <input type="checkbox"/> Authorized Employee of the Taxpayer |
| <input type="checkbox"/> Certified General Appraiser | <input type="checkbox"/> Other (explain) _____ |
| <input checked="" type="checkbox"/> Tax Representative or Agent | |

Send notices and all other written communication in proceedings involving the property to (check one box below)

The appointed representative The property owner

List all real estate parcel identification numbers and personal property account numbers under appeal. Attach additional pages as needed.

09-0.4-17-004-005-027.003	2501-MO-26	
Apple Market 2626		

Apple Market 2626

6805 St. Hwy 14

Clever, MO

Christian County Missouri

TaxYear: 2021

Parcel ID (s):	Site Address	Parcel Type	Class
09-0.4-17-004-005-027.003	6805 W Veterans BLVD	Main Parcel	c



J. W. Chatam Associates Inc.
14360 W 96th Ter
Lenexa, Kansas 66215

Tuesday, June 29, 2021

SUMMARY OF SALIENT FACTS

2501-DIG-28

Property Name: **Apple Market 2626**
Property Address: **6805 St. Hwy 14**
City, State: **Clever, MO**
County/Jurisdiction: **Christian County Missouri**

Parcel ID (s):	Site Address	Year Built	Gross Area	Current County Value	\$/Unit
09-0.4-17-004-005-027.003	6805 W Veterans BLVD	2008	17,163	\$1,253,300	\$73.02
TOTAL CURRENT COUNTY VALUE:				\$1,253,300	\$73.02

Property Description The subject is a grocery store built in 2008 with a gross area of 17,163 SQFT.

6/29/2021

Income Analysis

2501-MO-26

TaxYear 2021

Income

Rents			
Description	Area/Units	Rate	Total
	17,163	\$5.50	\$94,397
	17,163		\$94,397

Potential Gross Income:	\$94,397
10.0% Vacancy and Collection Loss:	\$9,440
Miscellaneous Income:	\$0
Effective Gross Income:	\$84,956

Expenses

Expenses Per Sqaure Foot:			
Description	Area	Rate	Expense Total
10%			

Expense Totals	
Expenses:	\$8,495
Net Operating Income:	\$76,461

Value Capitalization

Base Capitalization Rate:	9.0000%	Indicated Value:	\$849,567
Effective Tax Rate:	0.0000%		
Total Capitalization Rate:	9.0000%		

Total Additional Adjustments: \$0

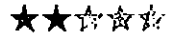
Additional Adjustments

Final Value:	\$849,567
Final Value Rounded:	\$849,600

Addendum A

PROPERTIES THAT HAVE SOLD

1225 S Florissant Rd



Supermarket - North...
Saint Louis, MO 63121

Mar 13, 2020
Sale Date

\$1.35M
Sale Price

\$25.3
Price/SF

214 days
On Market

53,283
SF GLA

1990
Built

Buyer

Recorded Buyer Society Of St Vincent Da Paul Arc

True Buyer Society of St. Vincent de Paul
58 Progress Pky
Maryland Heights, MO 63043
(314) 576-3993 X205 (p)
(314) 576-8765 (f)

Buyer Contacts Laura Kamper

Country of Origin United States
Buyer Origin Local
Buyer Type User
Secondary Type Non Profit
Activity (Last 5 Yrs) \$37.2M (Acquisitions) / \$12.2M (Dispositions)

Seller

Recorded Seller Schnuck Markets Inc

True Seller Schnuck Markets, Inc.
11420 Lackland Rd
Saint Louis, MO 63146
(314) 994-9900 (p)
(314) 944-4465 (f)

Seller Contacts Dave Fontana

Country of Origin United States
Seller Origin Local
Seller Type User
Secondary Type Corporate/User
Activity (Last 5 Yrs) \$3.1M (Acquisitions) / \$7.0M (Dispositions)

Transaction Details

Sale Date Mar 13, 2020 Recording Date Mar 18, 2020
Sale Price \$1,350,000
Price/SF \$25.34
Price Status Confirmed
Asking Price \$2,100,000
Price Discount \$750,000 (36%)
On Market 7 Mos 1 Day
Escrow Length 121 Days
Hold Period 20+ Years
Sale Type Owner User
Document # 2020031800695
Comp Status Research Complete

Sale Notes

The 53,283 square foot retail property located at 1225 S Florissant Rd, Saint Louis, MO 63121 was sold for \$1,350,000.00 on March 13, 2020.

The Class C-2 Star building was previously home to Schnucks, a national grocery chain. The St. Vincent Du Paul Society is set utilize the space as a thrift store and distribution center with opening set for June 2020.

The Information was verified from primary sources and public record documents from St. Louis County.

Documents

Deed

Assessment at Sale

2019 Assessment			
Improvements	\$532,320	\$9.99/SF	
Land	\$274,980	\$5.16/SF	
Total Value	\$807,300	\$15.15/SF	65.94% Improved

Income & Expenses

Expenses	2019	Per SF
Operating Expenses	-	-
Taxes	93,577	1.76

Building

Type 2 Star Retail Supermarket
Location Suburban
GLA 53,283 SF Year Built 1990
Stories 1 Tenancy Single
Typical Floor 53,283 SF Owner Occup Yes
CoStar Est. Rent \$10 - 12/SF (Retail)
Parking 282 Surface Spaces are available; Ratio of 0.00/1,000 SF
Frontage S. Florissant Rd
Taxes \$1.76/SF (2019)
Opportunity Zone Yes

Land

Land Acres 8.40 AC Land SF 278,784 SF
Bldg FAR 0.10
Zoning E
Parcel 13H-43-0692

Buyer Broker



Peter O. Sheahan
Principal
(314) 994-4081 (p)
(314) 994-4088 (f)
psheahan@naldesco.com



NAIDESCO
8112 Maryland Ave
Clayton, MO 63105

Listing Broker



Mark S. Pearl
Vice President Of Leasing
(314) 994-4050 (p)
(314) 378-1002 (m)
(314) 994-4073 (f)
mpearl@descogroup.com



The DESCO Group
25 N Brentwood Blvd
Clayton, MO 63105
www.descogroup.com

Market at Sale

<u>Vacancy Rates</u>	2020 Q1	YOY Change
Subject Property	100%	100%
Submarket 1-3 Star	7.3%	0.8%
Market Overall	4.4%	0.3%
<u>Market Rent Per SF</u>		
Submarket 1-3 Star	\$12.35	2.5%
Market Overall	\$15.13	2.2%
<u>Submarket Leasing Activity</u>		
12 Mo. Leased SF	267,365	28.2%
Months on Market	11.7	6.5 mo
<u>Submarket Sales Activity</u>	2020 Q1	Prev Year
12 Mo. Sales Volume (Mil.)	\$80.3	\$44.4
12 Mo. Price Per SF	\$156	\$119

Demographics

	1 MI	3 MI
Population	9,090	102,404
Households	3,452	39,665
Average Age	35.60	38.70
Median HH Income	\$38,035	\$37,382
Daytime Employees	12,507	36,046
Population Growth '20-'25	0.5%	0.3%
Household Growth '20-'25	0.5%	0.4%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
Brotherton Ln	S Florissant Rd E	1,786	2018	0.19 mi
13728	S Florissant Rd E	2,031	2015	0.19 mi
S Florissant Rd	Bernhardt Ave NE	18,143	2018	0.21 mi
10422	Bernhardt Ave NE	15,976	2015	0.21 mi
Evans Ave	Scovill Ave W	2,478	2018	0.25 mi
13767	Scovill Ave W	2,401	2015	0.25 mi
10570	Evans Ave NE	18,549	2015	0.28 mi
S Florissant Rd	Evans Ave NE	18,566	2018	0.28 mi
Woodstock Rd	Quiet Lake Ct E	3,780	2012	0.39 mi
Evans Ave	N Hills Ln E	2,008	2018	0.42 mi

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Sources & Research

Last Updated May 14, 2020 [Update data](#)
 Publication Date May 13, 2020
 Verification Sources Buyer (or rep), Listing Broker, Doc Inspection



Ivan Sepulveda
 Marketing Research A...
 (314) 455-7667 X8331 ...
isepulveda@costar.com

Sale Comp ID: 5128944

Supermarket
Camdenton, ...
Entire Porfio...
Jul 30, 2019
Sale Date
\$1.5M
Sale Price
\$37
Price/SF
40,600
SF GLA
1987
Built

Buyer

True Buyer **Orda Corporation**
16400 Knoll Trail Dr
Dallas, TX 75248
(972) 860-2003 (p)
(972) 860-0627 (f)

Buyer Contacts **David Salomon**

Country of Origin **United States**
Buyer Origin **National**
Buyer Type **Private**
Secondary Type **Developer/Owner-RGNL**
Activity (Last 5 Yrs) **\$36.1M (Acquisitions) / \$2.7M (Dispositions)**

Transaction Details

Sale Date **Jul 30, 2019**
Sale Price **\$1,502,801**
Price/SF **\$37.01**
Price Status **Allocated**
Leased at Sale **100%**
Hold Period **20+ Years**
Sale Condition **Bulk/Portfolio Sale**
Comp Status **Research Complete**

Building

Type **3 Star Retail Supermarket**
GLA **40,600 SF** Year Built **1987**
Stories **1**
Typical Floor **40,600 SF**
CoStar Est. Rent **\$6 - 8/sqft (Retail)**
Parking **Ratio of 0.00/1,000 SF**
Taxes **\$1.23/SF (2018)**

Land

Parcel **12-4.0-19.0-000.0-002-020.001**

Market at Sale

Vacancy Rates	2019 Q3	YOY Change
Subject Property	0.0%	0.0%

Tenants at Sale

Name	SF Occupied
Gerbes Supermarket	40,547 SF

Seller

True Seller **Raul Walters Properties**
2 CityPlace Dr
Saint Louis, MO 63141
(314) 584-1608 (p)
(314) 584-1001 (f)

Seller Contacts **Raul D. Walters**

Country of Origin **United States**
Seller Type **Private**
Secondary Type **Developer/Owner-RGNL**
Activity (Last 5 Yrs) **\$5.8M (Acquisitions) / \$39.7M (Dispositions)**

Sale Notes

Other than confirming the square footage of the properties via the listing broker's press release, all other information has been gathered from public record.

Deed is currently unavailable.

Documents

Press Release

Income & Expenses

Expenses	2018	Per SF
Operating Expenses	-	-
Taxes	49,770	1.23

Buyer Broker

No Buyer Broker on Deal

Listing Broker



David Disney
Principal
(214) 208-3021 X3021 (p)
(214) 725-1441 (m)
(972) 287-0600 (f)
david@disneyig.com



Disney Investment Group
3131 Turtle Creek Blvd
Dallas, TX 75219

Demographics

	1 MI	3 MI
Population	720	5,779
Households	272	2,231
Average Age	39.00	38.90
Median HH Income	\$45,454	\$42,929
Daytime Employees	1,107	5,580
Population Growth '20-'25	4.2%	2.0%
Household Growth '20-'25	4.0%	1.6%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
US Hwy 54	Skid Row Blvd SW	20,157	2018	0.38 mi
544	Skid Row Blvd SW	22,501	2015	0.38 mi
3705	Ava Dr NW	1,414	2015	1.46 mi
State Hwy V	Ava Dr NW	1,397	2018	1.46 mi
545	City Park Rd E	12,602	2016	1.72 mi
State Hwy 5	City Park Rd E	12,948	2014	1.72 mi
N Mo 5 Br	-	12,757	2018	1.72 mi
S State Hwy 5	Aaron Rd SE	9,943	2014	3.01 mi
State Hwy 5	Hoods Blvd S	9,854	2018	3.01 mi
547	Aaron Rd SE	8,406	2015	3.01 mi

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Sources & Research

Last Updated Apr 22, 2020
Publication Date Aug 7, 2019
Verification Sources Listing Broker

[Update data](#)



Vida Gintvalns
Research Associate II
(214) 305-2862 X5865 ...
vgintvalns@costar.com

Sala Comp ID: 4852392

1870 S Maiden Ln



Super... Apr 5, 2019 \$3.02M \$45.1 67,003 1999 100%
 Joplin... Sale Date Sale Price Price/SF SF GLA Built Leased at Sale

Buyer

Recorded Buyer James River Church Inc
 True Buyer James River Church
 3225 N Farm Road 123
 Springfield, MO 65803
 (417) 581-8034
 Buyer Contacts John Lindell
 Country of Origin United States
 Buyer Origin National
 Buyer Type User
 Secondary Type Non Profit
 Activity (Last 5 Yrs) \$3.0M (Acquisitions)

Seller

Recorded Seller 15501 Redhill LLC
 True Seller Hogan Howard W
 210 S Sergeant Ave
 Joplin, MO 64801
 (417) 438-4516
 Country of Origin United States
 Seller Origin Local
 Seller Type Private
 Secondary Type Individual
 Activity (Last 5 Yrs) \$3.0M (Dispositions)

Transaction Details

Sale Date Apr 5, 2019
 Sale Price \$3,023,000
 Price/SF \$45.12
 Price Status Confirmed
 Leased at Sale 100%
 Hold Period 20+ Years
 Sale Type Owner User
 Comp Status Research Complete

Building

Type 3 Star Retail Supermarket
 GLA 67,003 SF Year Built 1999
 Stories 1 Tenancy Multi
 Typical Floor 67,003 SF Owner Occup Yes
 CoStar Est. Rent \$8 - 10/SF (Retail)
 Parking 413 Surface Spaces are available; Ratio of 6.16/1,000 SF
 Frontage 609' on Maiden Lane
 Taxes \$0.63/SF (2019)

Land

Land Acres 10.75 AC Land SF 468,270 SF
 Bldg FAR 0.14
 Zoning C-1
 Parcel 19-2.0-09-40-009-001.004

Market at Sale

Vacancy Rates	2019 Q2	YOY Change
Subject Property	0.0%	0.0%
Market Overall	3.5%	0.1%
Market Rent Per SF		
Market Overall	\$10.63	0.6%

Sale Notes

The 17,600 square foot, retail property located on 1870 S Maiden Lane, Joplin, MO 64801 was sold for \$3,023,000, on April 5 2019.
 The Class B-3 Star building was the home of Price Cutlers Plus with four additional locations in the state of Missouri.
 The information was verified from primary sources and public record documents from Jasper County, IL.

Income & Expenses

Expenses	2019	Per SF
Operating Expenses	-	-
Taxes	41,914	0.63

Listing Broker



Mike Fusek, CCIM
 Senior Advisor
 (417) 849-5703 (p)
 (417) 875-9233 (f)
mike.fusek@svn.com



SVN Rankin Company
 2808-A S Ingram Mill Rd
 Springfield, MO 65804

Demographics

	1 MI	3 MI
Population	8,495	41,946
Households	3,652	17,510
Average Age	37.50	38.20
Median HH Income	\$33,678	\$40,175
Daytime Employees	3,639	38,137
Population Growth '20-'25	1.9%	1.8%
Household Growth '20-'25	1.8%	1.7%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
W 20th St	S Mc Coy Ave E	4,410	2018	0.18 mi
9761	S Mc Coy Ave E	4,939	2015	0.16 mi
9759	W 17th St S	15,981	2015	0.21 mi
S Maiden Ln	W 17th St S	13,100	2018	0.21 mi
W 20th St	Empire Ave E	9,814	2018	0.30 mi
9425	Empire Ave E	13,955	2015	0.30 mi
9426	W 22nd St N	14,006	2015	0.33 mi
S Maiden Ln	W 22nd St N	10,479	2018	0.33 mi
W 13th St	S Maiden Ln E	3,188	2018	0.39 mi
9394	S Maiden Ln E	1,924	2015	0.39 mi

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Sources & Research

Last Updated Mar 2, 2020 [Update data](#)
Publication Date Feb 20, 2020
Verification Sources Listing Broker, Other (No Call)



Ivan Sepulveda
Marketing Research A...
(314) 455-7557 X5331 ...
isepulveda@costar.com

Sale Comp ID: 5062045

1023 Crossroads Pl (Part of a Shopping Center)



High Ridge Crossing
Supermarket - South...
High Ridge, MO 63049
Entire Portfolio of 3 P...
Buyer

Dec 21, 2017
Sale Date

\$3.12M \$50.4 61,825 2004
Sale Price Price/SF SF GLA Built

Recorded Buyer Tng Highridge Mo Llc

True Buyer Mayer Greenwald
5014 16 St
Brooklyn, NY 11204
(718) 330-1100

Buyer Contacts Mayer Greenwald

Country of Origin United States
Buyer Origin National
Buyer Type Private
Secondary Type Individual
Activity (Last 5 Yrs) \$4.7M (Acquisitions)

Seller

Recorded Seller 3503 RP High Ridge, L.L.C.

True Seller Retail Properties of America, Inc.
2021 Spring Rd
Oak Brook, IL 60523
(630) 634-4200 (p)
(630) 368-2243 (f)

Seller Contacts David Caprile

Country of Origin United States
Seller Origin National
Seller Type Public
Secondary Type Public REIT
Activity (Last 5 Yrs) \$777.5M (Acquisitions) / \$1,896M (Dispositions)

Transaction Details

Sale Date Dec 21, 2017 Price/AC Land \$276,170
Sale Price \$3,115,555 Price/SF Land \$8.34
Price/SF \$50.39
Price Status Allocated
Hold Period 167 Months

Comp Status Research Complete

Assessment at Sale

2017 Assessment			
Improvements	\$5,885,400	\$95.19/SF	
Land	\$2,173,600	\$35.16/SF	
Total Value	\$8,059,000	\$130.35/SF	73.03% Improved

Building

Type 3 Star Retail Supermarket (Neighborhood Center)
Center High Ridge Crossing
Location Suburban
GLA 61,825 SF Year Built 2004
Stories 1 Tenancy Multi
Typical Floor 61,825 SF Owner Occup No
Docks None Elevators None
Construction Masonry

CoStar Est. Rent \$17 - 21/SF (Retail)

Parking Ratio of 0.00/1,000 SF

Frontage Crossroads Place
High Ridge Road
Missouri State Highway 30

Taxes \$2.92/SF (2017)

Land

Land Acres 11.28 AC Land SF 491,357 SF
Bldg FAR 0.13
Zoning CM1
Parcel 03-8.0-13.0-3-001-002

Sale Notes

Party/Parties with knowledge of this transaction confirmed that this 76,858 SF retail portfolio sold for \$4.75 million on December 21, 2017.

Documents

Deed Marketing Brochure/Flyer

Income & Expenses

Expenses	2017	Per SF
Operating Expenses	-	-
Taxes	180,706	2.92

Buyer Broker

No Buyer Broker on Deal

Listing Broker



Christian Williams
Senior Vice President
(630) 573-7075 (p)
(630) 573-1298 (f)
christian.williams@cbre.com



Richard A. Frolik
Executive Vice President
(630) 573-7012 (p)
(630) 573-1298 (f)
rfrolik@cbre.com



CBRE
700 Commerce Dr
Oak Brook, IL 60523

Demographics

	1 MI	3 MI
Population	4,634	22,758
Households	1,781	8,561
Average Age	38.80	39.00
Median HH Income	\$65,928	\$64,965
Daytime Employees	2,029	5,277
Population Growth '20-'25	0.6%	0.8%
Household Growth '20-'25	0.7%	0.8%

Market at Sale

<u>Vacancy Rates</u>	2017 Q4	YOY Change
Subject Property	0.0%	0.0%
Submarket 2-4 Star	4.9%	0.5%
Market Overall	4.7%	0.3%
<u>Market Rent Per SF</u>		
Submarket 2-4 Star	\$15.59	3.3%
Market Overall	\$14.48	3.4%
<u>Submarket Leasing Activity</u>		
12 Mo. Leased SF	142,382	1.4%
Months on Market	23.4	8.5 mo
<u>Submarket Sales Activity</u>	2017 Q4	Prev Year
12 Mo. Sales Volume (Mil.)	\$7.5	\$38.8
12 Mo. Price Per SF	\$241	\$93

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
High Ridge Blvd	High Ridge Rd E	8,609	2018	0.12 mi
10960	High Ridge Rd E	7,778	2015	0.12 mi
14383	Gravols Rd W	7,606	2015	0.18 mi
High Ridge Blvd	Gravols Rd W	7,200	2018	0.18 mi
State Hwy 30	Rock Creek Rd SW	33,719	2018	0.40 mi
15709	Rock Creek Rd SW	35,549	2015	0.40 mi
Schumacher Rd	Brinridge Dr NW	1,382	2018	0.42 mi
10961	Brinridge Dr NW	1,215	2015	0.42 mi
13192	Antire Rd S	3,917	2015	0.45 mi
Williams Creek Rd	Antire Rd S	3,837	2018	0.45 mi

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Tenants at Sale

Name	SF Occupied
● Shop 'n Save	52,263 SF
● Anchors	

Sources & Research

Last Updated Dec 16, 2019 [Update data](#)
 Publication Date Mar 20, 2018
 Verification Sources Listing Broker, Doc Inspection



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 (214) 305-2662 X5865 ...
vgintvalns@costar.com

Sale Comp ID: 4176173

Super...
Aurora...
Website

Nov 17, 2014
Sale Date

\$2.5M
Sale Price

\$53.6
Price/SF

118 days
On Market

46,650
SF GLA

1993
Built

100%
Leased at Sale

Buyer

Recorded Buyer **Realty Income Props 30 LLC**

True Buyer **Realty Income Corporation**
11995 El Camino Real
San Diego, CA 92130
(858) 284-5000 (p)
(760) 741-2235 (f)
www.realtyincome.com

Country of Origin United States
Buyer Origin National
Buyer Type Public
Secondary Type Public REIT
Activity (Last 5 Yrs) \$7,358M (Acquisitions) / \$434.9M (Dispositions)

Seller

Recorded Seller **Roswill Inc**

True Seller **RPCS, Inc.**
1878 S State 125 Hwy
Rogersville, MO 65742
(417) 820-9200 (p)
(417) 829-9207 (f)

Seller Contacts **Erick Taylor**

Country of Origin United States
Seller Origin National
Seller Type Private
Secondary Type Other - Private
Activity (Last 5 Yrs) \$675,000 (Dispositions)

Transaction Details

Sale Date Nov 17, 2014
Sale Price \$2,500,000
Price/SF \$53.69
Price Status Full Value
Asking Price \$2,500,000
Price Discount \$0 (0%)
On Market 3 Mos 28 Days
Leased at Sale 100%
Hold Period 20+ Years

Sale Type Investment
Document # 450-5087
Comp Status Research Complete

Building

Type 3 Star Retail Supermarket

GLA 46,650 SF
Stories 1
Typical Floor 46,650 SF

Year Built 1993
Tenancy Single
Owner Occup No

CoStar Est. Rent \$9 - 11/SF (Retail)

Parking 208 Surface Spaces are available; Ratio of 4.47/1,000 SF

Frontage 262' on S Elliott (with 2 curb cuts)

Taxes \$0.72/SF (2019)

Land

Land Acres 4.89 AC
Bldg FAR 0.23
Parcel 20-4.0-18-002-006-002.000

Land SF 204,296 SF

Market at Sale

Vacancy Rates
Subject Property 2014 Q4 0.0% YOY Change 0.0%

Tenants at Sale

Name SF Occupied
Price Cutter 46,650 SF
Starbucks -

Sale Notes

On November 17, 2014 RPCS, Inc sold the Price Cutter building at 708 S Elliott Ave in Aurora, MO to a public REIT called Realty Income Corporation. The final sale price was not disclosed but the property had been listed for sale for \$2.5M for the 43,444 SF building.

Mike Fusek of SVN Rankin represented the seller. It is unknown if the buyer used a broker.

Documents

Historical Marketing Brochure

Income & Expenses

Expenses	2014	Per SF
Operating Expenses	-	-
Taxes	23,603	0.51

Buyer Broker

No Buyer Broker on Deal

Listing Broker



Mike Fusek, CCIM
Senior Advisor
(417) 848-5703 (p)
(417) 875-9233 (f)
mike.fusek@svn.com



SVN Rankin Company
2808-A S Ingram Mill Rd
Springfield, MO 65804

Demographics

	1 MI	3 MI
Population	4,863	9,176
Households	1,982	3,607
Average Age	38.50	38.50
Median HH Income	\$38,620	\$40,354
Daytime Employees	1,959	3,278
Population Growth '20-'25	1.4%	1.4%
Household Growth '20-'25	1.4%	1.4%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
E Springfield St	S Rinker Ave E	276	2018	0.18 mi
S Elliott Ave	E Church St S	8,069	2018	0.25 mi
E Church St	S Jefferson Ave E	7,118	2018	0.29 mi
S Jefferson Ave	E Plumb St S	787	2018	0.31 mi
E Church St	S Griffith Ave W	6,057	2018	0.32 mi
E Highland St	S Porter Ave W	307	2018	0.34 mi
S Elliott Ave	E Elm St N	8,678	2018	0.35 mi
W Springfield St	S Washington Ave W	339	2018	0.38 mi
S Washington Ave	W Anderson St S	865	2018	0.37 mi
S Hudson Ave	E Springfield St N	1,219	2018	0.41 mi

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My Notes

Add Notes

Save

Sources & Research

Last Updated Apr 6, 2016

[Update data](#)

Publication Date Mar 25, 2016

Verification Sources Listing Broker, Doc Inspection



Dominic Capocelli
Marketing Research M...
(314) 279-4893 X3985 ...
dcapocelli@costar.com

Sale Comp ID: 3549885

Addendum B

PROPERTIES THAT ARE FOR LEASE

1707 W Battlefield St - Four Springs Shopping Center



Retail - Sout... 1
Springfield, ... 59,295 SF GLA 14 AC Lot 1991 Built Multiple Tenancy

Sale

Sold Price Not Disclosed
Date Sep 2009

Building

Type 3 Star Retail
Location Suburban
GLA 59,295 SF Year Built 1991
Stories 1 Tenancy Multi
Typical Floor 59,295 SF
Ceiling Ht 22'
Construction Masonry
CoStar Est. Rent \$5 - 6/SF (Retail)
Taxes \$1.07/SF (2019)
Walk Score® Somewhat Walkable (61)
Transit Score® Minimal Transit (0)

Land

Land Acres 14.00 AC Land SF 609,840 SF
Bldg FAR 0.10
Parcel 18-03-101-081

Tenants

Name	Exp Date	SF Occupied
Red Racks Thrift Store	Oct 2029	30,000 SF
United States Postal Service	-	500 SF

Amenities

Signage Signalized Intersection

Public Transportation

Airport	Drive	Distance
Springfield-Branson National Airport	24 min	10.9 mi

Location

Zip 65807
Submarket Southwest
Submarket Cluster Southwest
Market Springfield
County Greene
State Missouri
CBSA Springfield, MO
DMA Springfield, MO-AR

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Apr 2019	30,000 SF	Retail	\$6.00/NNN	Asking

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	0.0%	↓ 50.6%
Submarket 2-4 Star	5.0%	↓ -0.2%
Market Overall	4.5%	↑ 1.2%

Market Rent Per SF	Current	YOY Change
Submarket 2-4 Star	\$11.42	↑ 1.3%
Market Overall	\$11.74	↑ 1.3%

Submarket Leasing Activity	Current	YOY Change
12 Mo. Leased SF	130,062	↓ 8.2%
Months on Market	12.0	↓ 6.1 mo

Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$7.1	\$2.1
12 Mo. Price Per SF	\$116	\$114

Property Contacts

True Owner GVD Commercial Properties, Inc.
Recorded Owner GVD Commercial Properties, Inc.
Primary Leasing Jared Commercial

Demographics

	1 MI	3 MI
Population	8,912	83,010
Households	4,311	37,150
Average Age	37.70	37.90
Median HH Income	\$35,195	\$38,956
Daytime Employees	5,513	86,844

	↑	%	↑	%
Population Growth '20-'25	↑	1.2%	↑	2.5%
Household Growth '20-'25	↑	1.0%	↑	2.6%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
W Battlefield St	S Kansas Ave S	3,700	2012	0.07 mi
22295	W Battlefield Rd W	23,329	2015	0.09 mi
W Battlefield St	W Battlefield Rd W	18,894	2018	0.09 mi
W Battlefield St	W Battlefield Rd E	31,692	2018	0.10 mi
W Battlefield Rd	S Kansas Expy W	23,841	2012	0.10 mi
19769	W Battlefield Rd E	28,794	2015	0.10 mi
19253	S Nettleton Ave E	22,978	2015	0.11 mi
W Battlefield St	S Nettleton Ave E	21,796	2018	0.11 mi
S Kansas Expy	W Battlefield St S	31,697	2018	0.12 mi
20617	W Battlefield St S	32,374	2015	0.12 mi

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Documents

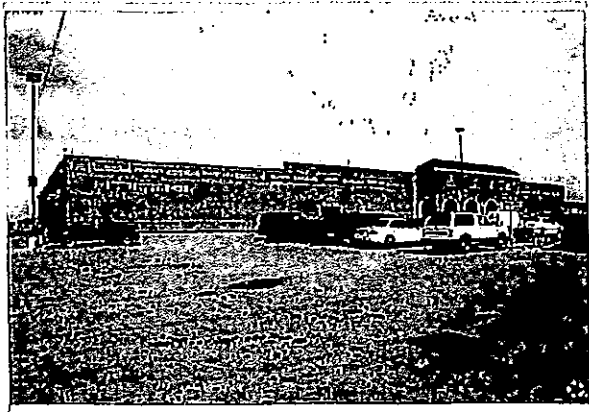
Last Sale
Deed

Assessment

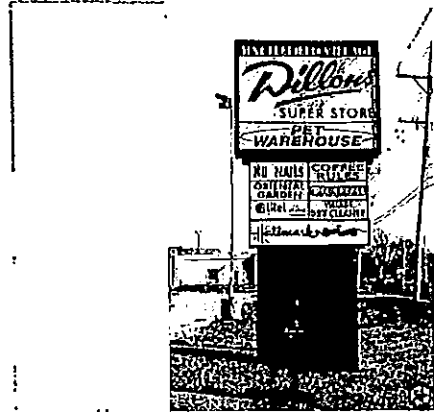
2019 Assessment		
Improvements	\$669,180	\$11.29/SF
Land	\$290,820	\$0.48/SF
Total Value	\$960,000	\$1.57/SF

Property ID: 1171857

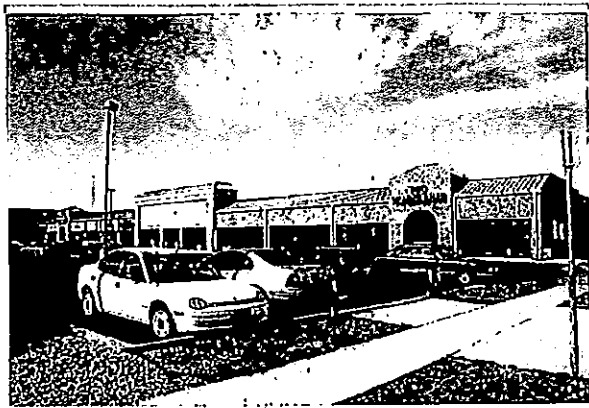
Building Images



Primary Photo



Building Photo



Building Photo

545 E Markey Pky - Belton Gateway



Belton Gateway
 Freestanding Retail ...
 Belton, MO 64012

76,505 SF GLA 9.69 AC Lot 2018 Built Multiple Tenancy

Building				Leasing Activity				
Type	4 Star Retail Freestanding			Sign Date	SF Leased	Use	Rent	Rent Type
Location	Suburban			May 2018	22,000 SF	Retail	\$8.00/NN	Effective
GLA	76,505 SF	Year Built	2018	Mar 2017	8,498 SF	Retail	\$15.21/NN	Effective
Stories	1	Tenancy	Multi	Mar 2017	10,000 SF	Retail	\$9.72	Effective
Typical Floor	76,505 SF			Mar 2017	13,000 SF	Retail	\$13.73/NN	Effective
				Jan 2017	22,500 SF	Retail	\$8.00/NN	Effective

CoStar Est. Rent \$11 - 13/nnn (Retail)

Parking Ratio of 0.00/1,000 SF

Taxes \$3.29/SF (2019)
 Opex \$0.54/SF (2018)

Walk Score® Car-Dependent (26)
 Transit Score® Minimal Transit (0)

Land			
Land Acres	9.69 AC	Land SF	422,096 SF
Bldg FAR	0.18		
Zoning	C-2P		
Parcel	05-01-12-000-000-003.008, 05-01-12-000-000-003.009, 1479012		

Tenants		
Name	Exp Date	SF Occupied
Marshalls	Mar 2028	22,500 SF
Ross Dress For Less	Feb 2029	22,000 SF
Pelco	Jan 2029	13,000 SF
Party City	Jan 2029	10,000 SF
Five Below	Jan 2028	8,498 SF

Amenities

Signage

Property ID: 10725063

Building Images



Primary Photo



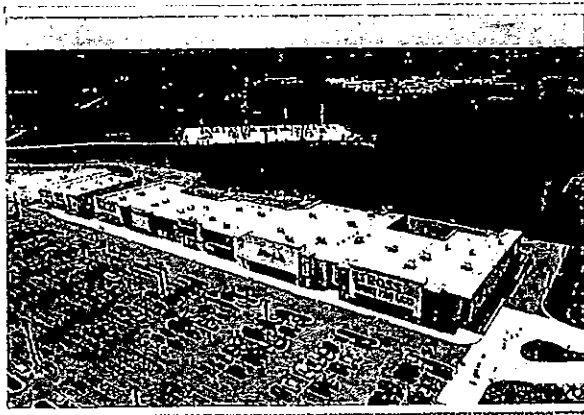
Building Photo



Building Photo



Building Photo



Aerial

13800-13830 S US 71 Hwy - Grandview Crossings



Grandview Crossings
Retail (Neighborhood Center) ...
Grandview, MO 64030

78,274 SF GLA 15 AC Lot 1984 Built 69,000 Available SF 69,000 Max Contig SF \$3.95/NNN Asking Retail Rent

Sale

Sold Price \$453,024 (\$5.79/SF)
Date Oct 2005
Financing 1st Mortgage: Not Available

Building

Type 2 Star Retail (Neighborhood Center)
Center Grandview Crossings
Location Suburban

GLA 78,274 SF Year Built 1984
Stories 1 Tenancy Multi
Typical Floor 78,274 SF Owner Occup No
Building Ht 19' Elevators None
Docks 2 ext
Construction Masonry

Parking 705 free Surface Spaces are available; Ratio of 8.53/1,000 SF

Frontage 800' on South U.S. 71 Highway

Taxes \$1.14/SF (2019)

Walk Score® Car-Dependent (36)
Transit Score® Minimal Transit (0)

Land

Land Acres 15.00 AC Land SF 653,400 SF
Bldg FAR 0.12

Zoning PD, Grandview
Parcel 67-240-08-12-00-0-00-000

Tenants

Name	Exp Date	SF Occupied
RELEAF RESOURCES LLC	Apr 2025	5,015 SF
RELEAF RESOURCES LLC	Mar 2025	1,559 SF
Jared Frost	Mar 2025	1,350 SF
DaVita Kidney Care		

Amenities

Signage

Building Notes

Located along the West side of US Highway 71 at 139th Street just North of State Highway 160.

Location

2nd Address 13852 S 71 Hwy
Zip 64030
Submarket South Kansas City MO
Submarket Cluster South KC
Market Kansas City
County Jackson
State Missouri
CBSA Kansas City, MO-KS
DMA Kansas City, MO-KS
Map (Page) Rand McNally 115 BZ58

For Lease

Smallest Space 69,000 SF Retail Avail 69,000 SF
Max Contiguous 69,000 SF
of Spaces 1

Vacant 69,000 SF
% Leased 11.9%
Rent \$3.95/SF Triple Net

Space

Floor	SF Available	Use	Rent
P 1st	69,000 SF	Retail	\$3.95/NNN

Leasing Activity

Sign Date	SF Leased	Use	Rent	Rent Type
Feb 2020	1,350 SF	Retail	\$15.00/NNN	Starting
Feb 2020	5,015 SF	Office	\$15.00/NNN	Starting
Feb 2020	1,559 SF	Retail	\$15.00/NNN	Starting
May 2019	1,350 SF	Retail	\$12.00/NNN	Asking
Jul 2017	69,000 SF	Retail	\$4.00/NNN	Effective

3 Other Lease Comps

Shopping Center

Type	Neighborhood Center	Land Area	17.81 AC
GLA	93,779 SF	# of Properties	5
Retail SF Avail	69,000 SF	Year Built/Renov	1962/2011
Avail. Spaces	1	Floors	1 - 2
% Leased	26.4%		
Location Score	27.9		

Parking 754 Surface Spaces
Features Signage
Frontage South U.S. 71 Highway 800'
Transit Score® Minimal Transit (0)
Walk Score® Car-Dependent (36)

Market Conditions

Vacancy Rates	Current	YOY Change
Subject Property	88.2%	↓ 6.4%
Submarket 1-3 Star	11.4%	↓ -0.7%
Market Overall	5.5%	↑ 0.3%

Market Rent Per SF

Subject Property	Current	YOY Change
Subject Property	\$3.95	↔ 0.0%
Submarket 1-3 Star	\$12.64	↑ 1.9%
Market Overall	\$16.08	↑ 2.3%

Submarket Leasing Activity

12 Mo. Leased SF	Current	YOY Change
12 Mo. Leased SF	60,218	↓ 37.9%
Months on Market	17.2	↑ 4.5 mo

Submarket Sales Activity

12 Mo. Sales Volume (Mil.)	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$6.8	\$38.4
12 Mo. Price Per SF	\$125	\$121

Property Contacts

Recorded Owner MRE-GMO LLC
Architect Furman & Furman
Primary Leasing Mike Halas Real Estate, Ltd.

Demographics

	1 MI	3 MI	15 Min. Drive
Population	6,763	32,911	113,107
Households	2,554	12,847	43,765
Average Age	35	34	30
Median HH Income	\$53,864	\$49,692	\$58,371
Daytime Employees	5,532	18,513	56,074
Population Growth '20 - '25	▲ 1.82%	▲ 2.52%	▲ 2.75%
Household Growth '20 - '25	▲ 1.76%	▲ 2.53%	▲ 2.71%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
E 139th St	Lawndale Ave SE	6,983	2018	0.16 mi
5568	Lawndale Ave SE	6,578	2015	0.16 mi
US Hwy 71	E 140 St S	3,385	2018	0.17 mi
12 St	E 139 St S	1,773	2018	0.18 mi
5534	E 139 St S	1,825	2015	0.18 mi
W Access Rd	E 139th Ter S	7,975	2018	0.20 mi
7020	E 139th Ter S	7,924	2015	0.20 mi
Southern Rd	E 139 Ter N	1,404	2018	0.21 mi
5556	E 139 Ter N	1,539	2015	0.21 mi
E 140 St	140th St E	3,338	2018	0.25 mi

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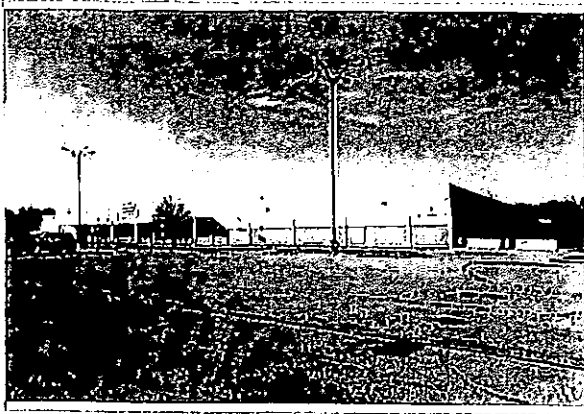
Assessment

2019 Assessment

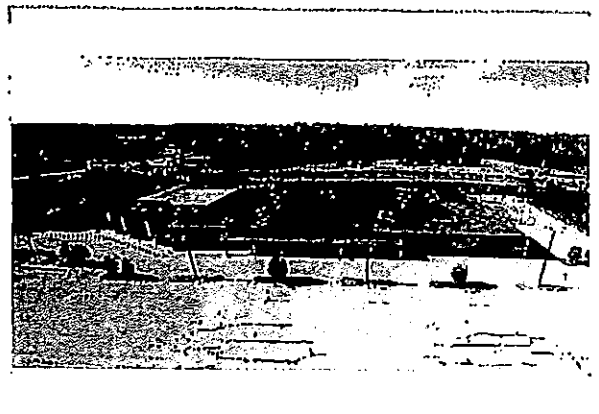
Improvements	\$728,224	\$9.30/SF
Land	\$239,200	\$0.37/SF
Total Value	\$967,424	\$1.48/SF

Property ID: 642019

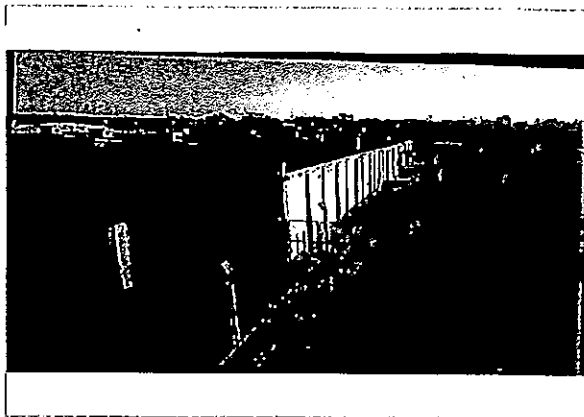
Building Images



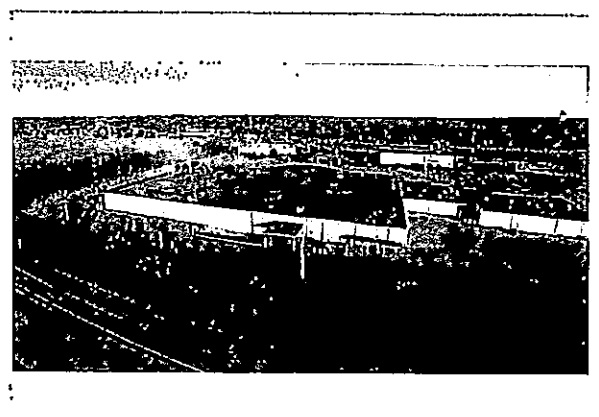
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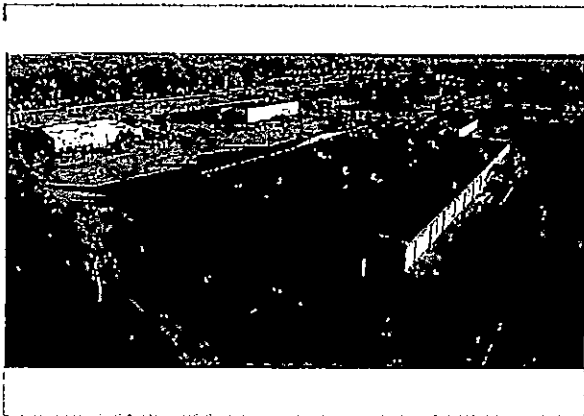
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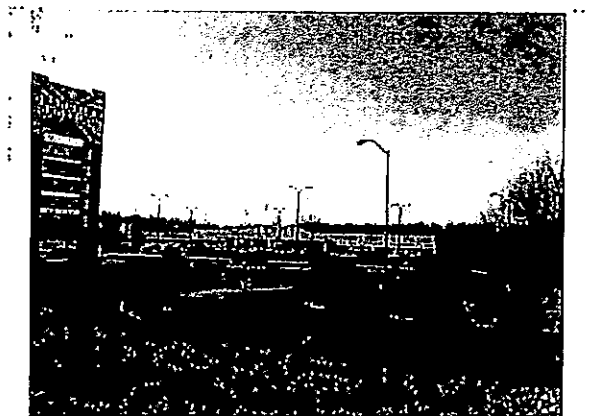
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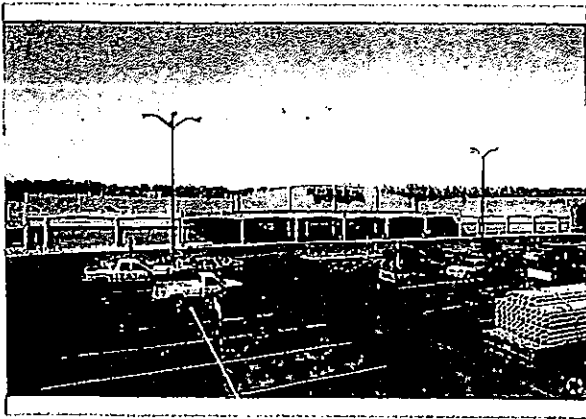
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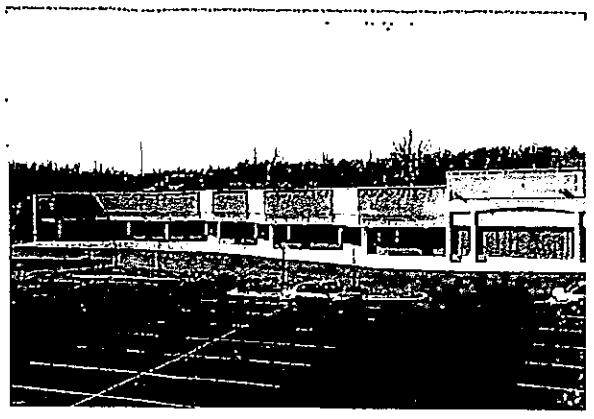
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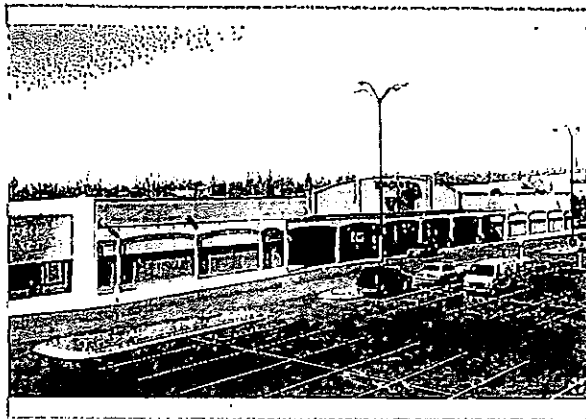
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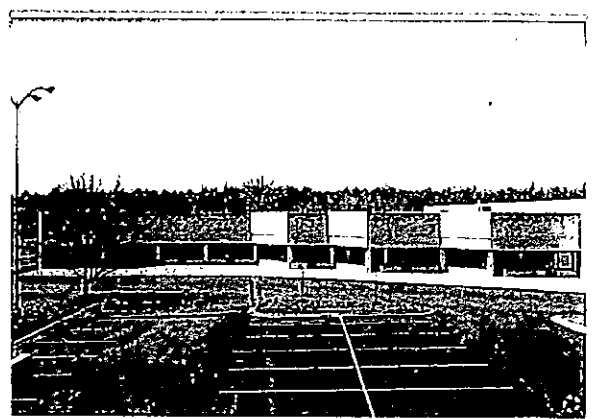
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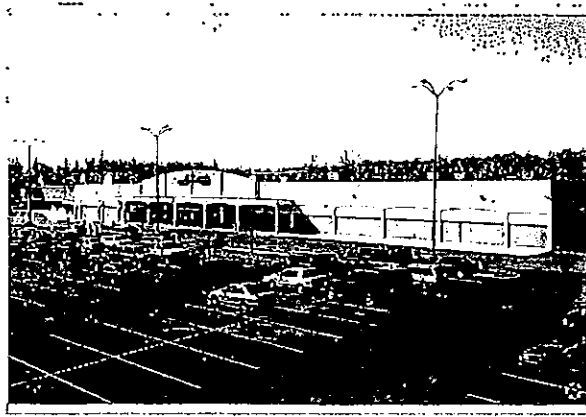
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Building Photo



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