

COMM SW COR OF LOT 4 WALDRON HEI
18.39 TO N R/W LINE (R/W VARIES)
267.25 FT, E 354.49 FT TO A PT O

EXCHANGERIGHT ESSENTIAL INCOME 1 DST
9215 NORTH PARK DR
JOHNSTON, IA 50131

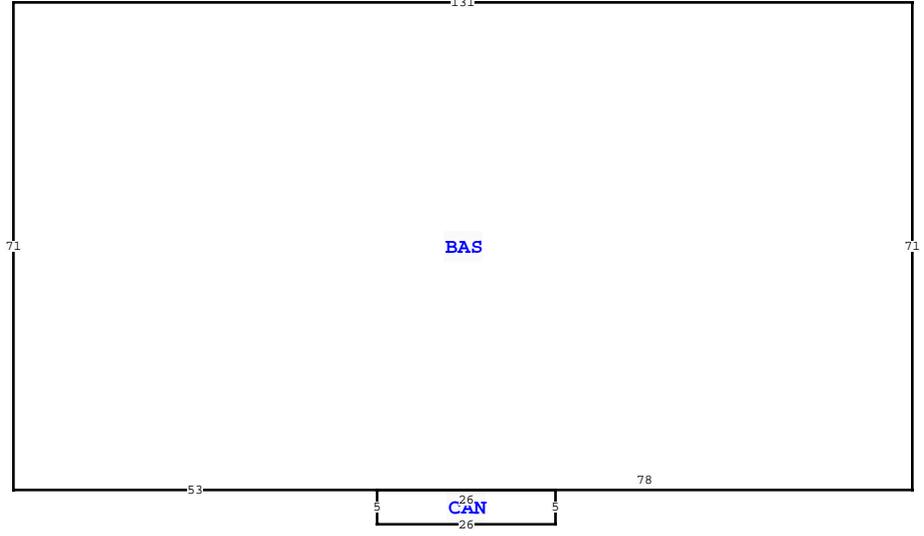
2026

33-3S-17-06466-001



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|---------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK 70 | |
| Exterior Wall | 25 | MOD METAL 30 | |
| Roof Structure | 09 | RIDGE FRME 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 03 | CONC FINSH 100 | |
| Ceiling | 01 | FIN.SUSPD 100 | |
| Air Condition | 06 | ENG CENTRL 100 | |
| Heating Type | 09 | ENG F AIR 100 | |
| Fixtures | | 6 100 | |
| Frame | 05 | STEEL 100 | |
| Story Height | | 16 100 | |
| RMS | | 4 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 1100 STORES/1 STORY | | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.070 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 9,301 | 100 | |
| CAN | 130 | 30 | |
| TOTALS | 9,431 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------------|----------------|----------------|------------|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | STORE DISC | 0% | - 2025 | | | | | | | | | |
| | | | Heated Area: 9301 | | | HX Base Yr | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 470,612 |
| TOTAL MARKET OB/XF VALUE | | | 46,185 |
| TOTAL LAND VALUE - MARKET | | | 234,135 |
| TOTAL MARKET VALUE | | | 750,932 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 750,932 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 750,932 |
| TOTAL JUST VALUE | | | 750,932 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 716,490 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000045516 | Electrical Servic | 10,000 | 09/21/2022 |
| 13-0473 | COMMERCIAL | 1,625 | 12/16/2013 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1527/1395 | 11/07/2024 | QC | U | I | 11 | 100 |
| GRANTOR: EXCHANGERIGHT NET LEA | | | | | | |
| GRANTEE: EXCHANGERIGHT ESSEN | | | | | | |
| 1282/0969 | 9/12/2014 | WD | U | I | 30 | 100 |
| GRANTOR: EXCHANGERIGHT NET LEA | | | | | | |
| GRANTEE: EXCHANGERIGHT NET L | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|-----------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 25,452.00 | UT | 1.60 | 1.60 | 100 | 2014 |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 2,506.00 | UT | 2.00 | 2.00 | 100 | 2014 |
| 3 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 60.00 | UT | 7.50 | 7.50 | 100 | 2014 |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|--|-----------|--|--|--|--|--|--|--|--|--|--|
| 46,185 | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | | | | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W131 S71 E53 CAN= S5 E26 N5 W26\$ E78 N71\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 1100 | C | STORE 1FLR | 0 | | CG | 0.00 | 0.00 | 93,654.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 234,135 | | | | | | | |