

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

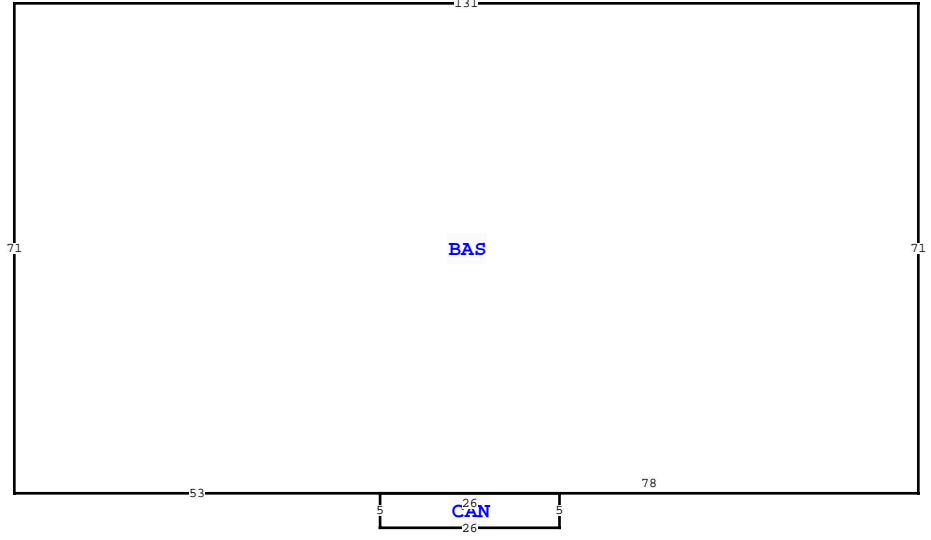
EXCHANGERIGHT ESSENTIAL INCOME 1 DST  
9215 NORTH PARK DR  
JOHNSTON, IA 50131

**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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			439,249
TOTAL MARKET OB/XF VALUE			46,185
TOTAL LAND VALUE - MARKET			257,548
TOTAL MARKET VALUE			742,982
SOH/AGL Deduction			0
ASSESSED VALUE			742,982
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			742,982
TOTAL JUST VALUE			742,982
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	25,452.00	UT	1.60	1.60	100	2014	2014	3	100	40,723	
2	0166	CONC, PAVMT	0	0	0	2,506.00	UT	2.00	2.00	100	2014	2014	3	100	5,012	
3	0140	CLFENCE 6	0	0	0	60.00	UT	7.50	7.50	100	2014	2014	3	100	450	

TOTAL OB/XF													
46,185													

LAND DESCRIPTION																								
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	2.75	2.75	257,548							

TOTAL OB/XF													
46,185													

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