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COMMERCIAL/INDUSTRIAL BENCHMARK-IMPROVED

Recording: 2004-044349

Property Name: Chevron
Occupancies: Service Station / Convenience Store
Situs: 1250 Gateway Blvd., Cottage Grove
Map & T.L.: 20-03-27-20-00908
Account: 1499944

Neighborhood:	84500	**Stat. Class:**	445	**Bldg. Class:**	D	**Rank:**	3
Year Built:	1988	**Eff. Age:**		**Bldg. Efficiency:**		**Condition:**	Average
Num. Units:	1	**Impr. Size:**	3,233	**Land Size:**	69,679	**Land/Bldg Ratio:**	21.6

Sale Date:	5/21/2004
Sale Price:	$2,600,000
Time Adjustment:	$0
Personal Property:	$0
Excess Land:	$0
Other Adjustments:	$0
Adjusted Sale Price:	$2,600,000
Sale Price/SF	$804.21
Sale Price/Unit	$2,600,000

INCOME AT TIME OF SALE

Occupancy	Num. Units	Rent/Unit	U.Tot.$/Mo.	Unit Annual	Area	Monthly	Rent/SF	Area Annual
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
	0	0	$0	$0	0	$0.00	#DIV/0!	$0
Totals:	0			$0	0	$0.00	#DIV/0!	$0

	EXPENSES	
	Reported $	Estimated
Insurance:	$0	
Utilities:	$0	
Reserves:	$0	
Garbage:	$0	
Maint.:	$0	
Janitorial:	$0	
Elevator:	$0	
Landscape:	$0	
Supplies:	$0	
Miscellaneous:	$0	0
Other:	$0	0
Total Expense:	$0	OR % = 0.00%

$0.00

Potential Annual Gross:	$0	
Vacancy & Collection Loss:	$0	0.00%
Miscellaneous Income:	$0	
Effective Gross Income:	$0	
Management Expense:	$0	0.00%
Total Operating Expenses (Excluding Property Taxes)	$0	0.00%
Property Taxes:	$0	
Net Income Before PI:	$0	
Indicated Overall Rate (Discount and Recapture):	0.00%	
Indicated Gross Income Multiplier:	#DIV/0!	

Grantor: CHEVRON MARKET EXPRESS/ NORTH PLAINS LLC
Confirmed with: Gurual Brar
Reject code 22 / M

Appraiser: 497

Grantee: P.B.K., LLC
Date: 09/17/04

Comments: Verified by letter received from buyer. The property was reported to have been listed for sale through a real estate agent. The purchase was cash to the seller. The buyer indicates no personal property was included in the selling price. The property will contiue to be owner occupied and operate as a Chevron Station.

For Assessment and Taxation Use Only

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