

Comparable Sales Report

For Property Located At

4223 VIRGINIA AVE KANSAS CITY, MO 64110

Number of Comparables: 3

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0.00	\$83,843.00	\$104,312.00	\$93,886.67
Bldg/Living Area	2,304	2,352	2,530	2,441
Price/Sqft	\$0.00	\$35.65	\$41.23	\$38.40
Year Built	1926	1918	1930	1926
Lot Area	4,356	4,356	11,326	6,679
Bedrooms	4	4	6	5
Bathrooms	2	2	3	2
Distance from subject	0.0	0.06	0.35	0.167

Subject Property

Address:	4223 VIRGINIA AVE KANSAS CITY, MO 64110		
Owner Name:	M & I BANK		
Seller Name:	SAUNDERS JAMIE		
APN:	-138	Map Reference 1:	-100
County:	JACKSON	Map Reference 2:	-100
Subdivision:	DIXON PLACE	Census Tract:	64
Sale Price:		Prior Sale Price:	
Sale Date:	10/3/2001	Prior Sale Date:	11/1/1996
Recording Date:		Prior Recording Date:	
Document Number:	57088K	Acres:	0.1
1st Mortgage Amount:		Lot Area:	4,356.00
Cash Down:		Number of Stories:	2
Total Assessed Value:	\$14,946.00	Land Use:	MULTI FAMILY
		Total Living Area:	2,304
		Total Rooms:	
		Bedrooms:	4
		Bath(F/H):	2
		Year Built:	1926
		Air Conditioning:	No
		Fireplace:	No
		Pool:	No
		Roof Material:	
		Parking:	

Comp#:	2	Distance From Subject:	0.06 (miles)
Address:	4245 PASEO BLVD KANSAS CITY, MO 64110		
Owner Name:	JOHNSON EBONY K		
APN:	30-130-29-12-00-0-00-	Sale Price:	\$93,505.00
County:	JACKSON	Sale Date:	10/21/2008
Bedrooms:	4	Recording Date:	11/26/2008
Bathrooms:	2	Total Assessed Value:	\$7,866.00
Total Rooms:		Property Tax:	\$656.81
		Total Living Area:	2440
		Lot Area:	4,356.00
		Year Built:	1930
		Pool:	No
		Land Use:	MULTI FAMILY

Comp#:	3	Distance From Subject:	0.09 (miles)
Address:	4249 PASEO BLVD KANSAS CITY, MO 64110		
Owner Name:	JOHNSON EBONY K		
APN:	30-130-29-13-00-0-00-	Sale Price:	\$83,843.00
County:	JACKSON	Sale Date:	8/18/2008
Bedrooms:	4	Recording Date:	9/29/2008
Bathrooms:	2	Total Assessed Value:	\$7,866.00
Total Rooms:		Property Tax:	\$657.71
		Total Living Area:	2352
		Lot Area:	4,356.00
		Year Built:	1918
		Pool:	No
		Land Use:	MULTI FAMILY

Comp#:	13	Distance From Subject:	0.35 (miles)		
Address:	1209 E 45TH ST KANSAS CITY, MO 64110				
Owner Name:	CAROLINA COMPANY LLC, THE				
APN:	30-620-20-04-00-0-00-	Sale Price:	\$104,312.00	Total Living Area:	2530
County:	JACKSON	Sale Date:	5/20/2008	Lot Area:	11,325.60
Bedrooms:	6	Recording Date:	5/28/2008	Year Built:	1930
Bathrooms:	3	Total Assessed Value:	\$6,118.00	Pool:	No
Total Rooms:		Property Tax:	\$482.74	Land Use:	MULTI FAMILY