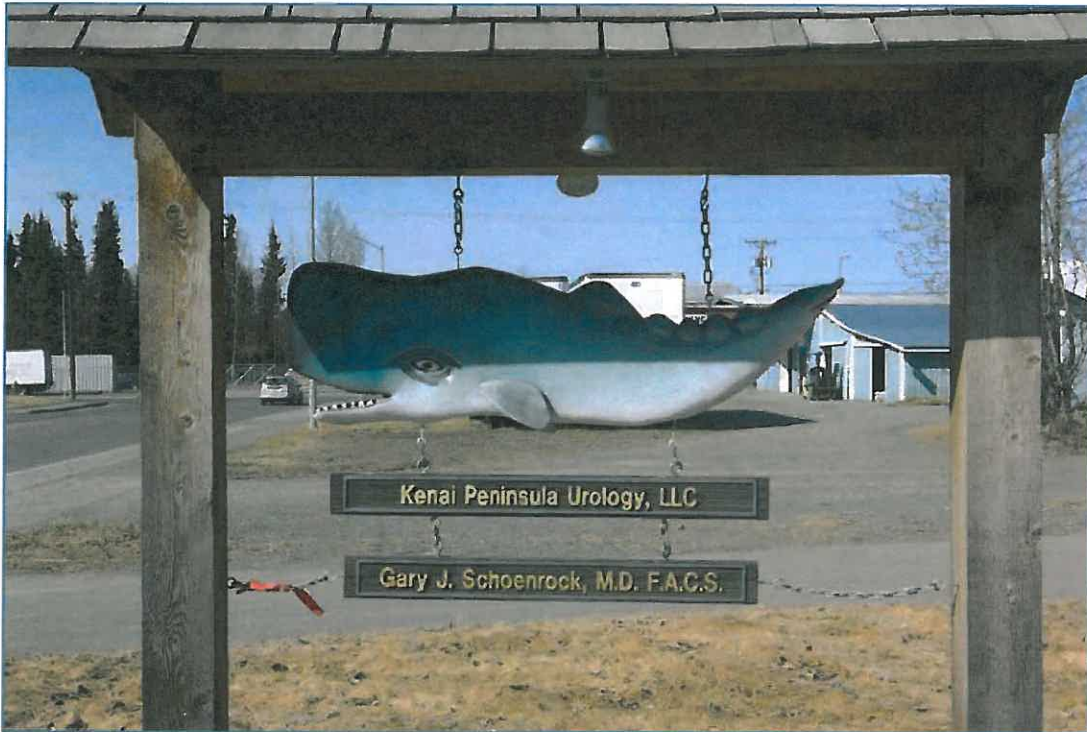


Summary



Property Appraised

Kenai Peninsula Urology Clinic Building
262 N Binkley St.
Soldotna, AK

Excellent quality, one-story medical-surgical clinic building, containing 2,228sf of gross building area plus a 434sf canopy/drive-thru. The building is situated on a 17,032sf (0.391ac) lot that fronts on N Binkley Street, in the heart of Soldotna's Medical District.

Legal Description

Lot 45 Aspen Flats Subdivision, Addition No. 3
(Plat K-653)

The property is located within the Kenai Recording District, Third Judicial District, State of Alaska.

Interest Appraised

Fee Simple Estate. Although the building is tenant occupied by Kenai Peninsula Urology, LLC, that lease is reportedly month-to-month.

Owner of Record

Jonas Ridge, LLC

Zoning	Limited Commercial (LC)
Highest and Best Use	As Improved: Maintain the existing building as-is.
Extraordinary Assumptions	The building location on-site was approximated based on measurements taken by the appraiser and a review of aerial photos. The appraiser reserves the right to modify the value conclusion if a Survey or As-Built Survey, prepared by a Registered Professional Land Surveyor, identifies the building location as other than appraised.
Hypothetical Conditions	None
Date of Report	May 15, 2014
Effective Date of Appraisal	April 29, 2014 (property inspection date)
Estimated Market Value	\$600,000

