



Prudential

CRES
Commercial Real Estate

Property Listing Summary

Property Location	Fort Osage Church of the Nazarene 19333 East US 24 Highway Independence, Missouri
Property Rights	Fee Simple Estate
Land Area	203,817 Square foot, (About 4.68 acres)
Zoning	C-1, Commercial Retail
Improvements	Original Church: 7,320 sf Year Built 1990 Addition: 7,846 sf Year Built 1998 Total: 15,166 sf Weighted Average age 11 years
Highest and Best Use	Use for Church, Public or Private Meeting and Training, Professional Office complex consistent with zoning
Prudential CRES Estimate of Value	
Land (C1 Zoning)	\$1.61 per sf with 203,817 sq ft equals \$328,145 (raw land)
Improvements (Building)	15,166 sf at \$120 per sq foot equals \$1,819,920 (replacement cost)
Improvements (Site)	Replacement Cost: Paving, Curbing, Sidewalks, and Landscaping \$150,000 (replacement cost)
Total Replacement Cost Land and Improvements	\$1,969,920
Current Estimate of Value (Improvements Depreciated 20% based on 50 year improvement life)	\$1,969,920 Improvement value multiplied by .80 (20% depreciation) equals \$1,575,936 total for current improvement value, add \$328,145 (raw land value) equals \$1,904,081
Total Estimated Value	\$1,904,081.00
Listing Price	\$1,600,000.00 (\$295,919.00 Savings to Buyer)