

APPRAISAL REPORT

Industrial / Office-Warehouse

File No: 24-0702



PROPOSED 3224 SW 59TH ST OFFICE-WAREHOUSE

3224 SW 59th St
Oklahoma City, Oklahoma 73119

Date of Valuation: August 1, 2024
Date of Report: August 23, 2024

PREPARED FOR:

Mary Hanschu
Intrust Bank
105 N Main
Wichita, KS 67202



August 23, 2024

Mary Hanschu
Intrust Bank
105 N Main
Wichita, KS 67202

RE: Proposed 3224 SW 59th St Office-Warehouse
3224 SW 59th St, Oklahoma City, Oklahoma 73119

NPVal, LLC File No: 24-0702
Intrust Bank File No: RIMS 24-000375-01-1

Ms. Hanschu:

NPVal, LLC is proud to present the appraisal that satisfies the agreed upon scope of work with Intrust Bank. The subject is a proposed office-warehouse comprising 7,800 SF. The building features 18' clear heights, 12% office buildout, and three 14'x14' grade level doors. Site improvements include a concrete-paved parking lot for 10 vehicles. The total site comprises 0.65 acres or 28,430 SF.

The purpose of this appraisal is to develop opinions of the As-Is Market Value (Fee Simple) and Prospective Market Value Upon Completion (Fee Simple). The following table conveys the final opinions of value that are developed in this appraisal:

MARKET VALUE CONCLUSION			
VALUATION SCENARIO	INTEREST APPRAISED	DATE	VALUE
As-Is Market Value	Fee Simple	August 1, 2024	\$150,000
Prospective Market Value Upon Completion	Fee Simple	August 1, 2025	\$1,050,000

This report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP), and the Financial Institutions Reform, Recovery and Enforcement Act (FIRREA) standards.

EXTRAORDINARY ASSUMPTIONS

The use of an Extraordinary Assumption(s) may have impacted the results of the assignment.

- The prospective value estimate "As Completed" assumes completion to plans & specifications using good quality workmanship and materials.

HYPOTHETICAL CONDITIONS

No Hypothetical Conditions were made for this assignment.



If there are any specific questions or concerns regarding the attached appraisal report, or if NPVal, LLC can be of additional assistance, please contact the individuals listed below.

Sincerely,

NPVAL, LLC

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