

KOSF III - GRAY LLC  
 10301 WAYZATA BOULEVARD  
 MINNETONKA MN 55305

B40479P290 B40479P99

Previous Owner  
 ODESSA PROPERTIES LLC  
 PO BOX 963

GRAY ME 04039  
 Sale Date: 11/15/2023

Previous Owner  
 100 LEWISTON ROAD, LLC  
 4807 SPLIT RAIL DRIVE

WILMINGTON NC 28412  
 Sale Date: 7/28/2020

Inspection Witnessed By:

X	Date	Description	Date Insp.

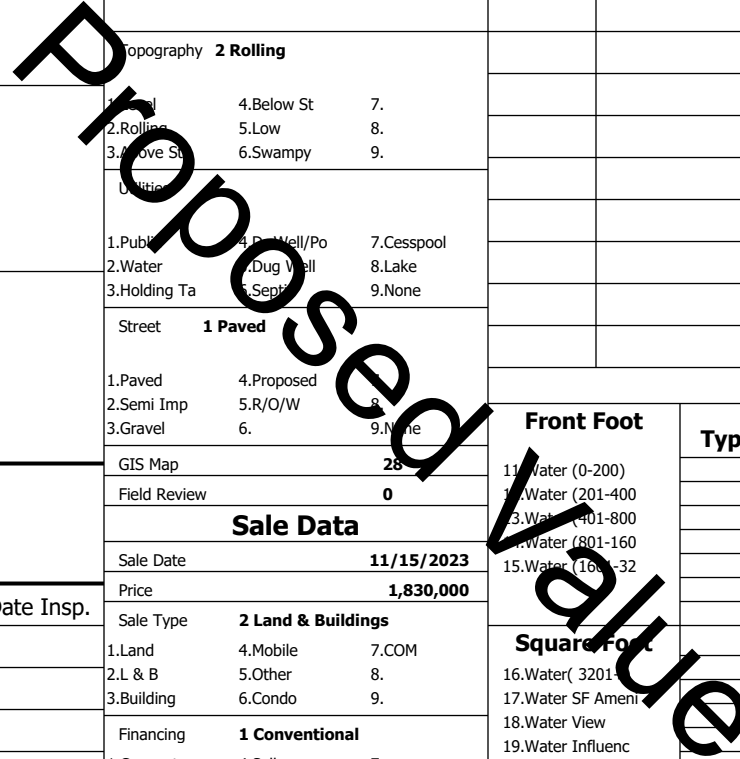
Notes:  
 7/28/2020 - B36981P120 - 1.55 acres and buildings sold to Grayland Holdings LLC(028-026-002-000 #1490). The remaining acreage of 2.80 was transferred to this newly created lot.  
 8/26/2022 - E-911 address changed from Lewiston Road to 1 Storage Way due to shared driveway.  
 9/27/22 - Acreage changed from 2.80 to 1.81 due to subdivison recorded in B222P249.  
 11/15/2023 - B40479P99 - Boundary Confirmation Deed - Grayland Holdings to Odessa Properties.  
 5/24/2024 - Plat Book 224 Page 104 - Amended Subdivision

Property Data		
Neighborhood	16 Lewiston Commercial	
Tree Growth Year	0	
REVIEW	c	
Building Permit	0	
Zone/Land Use	13 Commercial	
Secondary Zone		
Topography	2 Rolling	
1. Soil	4. Below St	7.
2. Rolling	5. Low	8.
3. Above St	6. Swampy	9.
Utilities		
1. Public	4. Dr. Well/Po	7. Cesspool
2. Water	5. Dug Well	8. Lake
3. Holding Ta	6. Septic	9. None
Street	1 Paved	
1. Paved	4. Proposed	8.
2. Semi Imp	5. R/O/W	9.
3. Gravel	6.	9. None
GIS Map	28	
Field Review	0	

Sale Data		
Sale Date	11/15/2023	
Price	1,830,000	
Sale Type	2 Land & Buildings	
1. Land	4. Mobile	7. COM
2. L & B	5. Other	8.
3. Building	6. Condo	9.
Financing	1 Conventional	
1. Convent	4. Seller	7.
2. FHA/VA	5. Private	8.
3. Assumed	6. Cash	9. Unknown
Validity	1 Arms Length Sale	
1. Valid	4. Split	7. Multiple
2. Related	5. Partial	8. Other
3. Distress	6. Exempt	9. Estate
Verified	5 Public Record	
1. Buyer	4. Agent	7. Family
2. Seller	5. Pub Rec	8. Other
3. Lender	6. MLS	9.

Assessment Record				
Year	Land	Buildings	Exempt	Total
2022	103,500	0	0	103,500
2023	103,500	0	0	103,500
Calc.	145,000	1,391,100	0	1,536,100

Land Data					
Type	Effective		Influence		Influence Codes
	Frontage	Depth	Factor	Code	
11. Water (0-200)			%		1. Unimproved
12. Water (201-400)			%		2. Excess Frtg
13. Water (401-800)			%		3. Topography
14. Water (801-160)			%		4. Size/Shape
15. Water (1601-32)			%		5. Access
			%		6. Restriction
			%		7. Open Space
			%		8. Environmental
			%		9. Condo
			%		30. Blueberry(1-20
			%		31. Blueberry(21 -
			%		32. Crop Land
			%		33. Pasture
			%		34. Shorefront B
			%		35. Shorefront C
			%		36. ANTENNA SITE
			%		37. Softwood TG
			%		38. Mixed Wood TG
			%		39. Hardwood TG
			%		40. Wasteland
			%		41. Woodland
			%		42. Mobile Home Si
			%		43. Camp Site
			%		44. Lot Improvemen
			%		45. BA SF - Oce
			%		46. SP Meadow Cond
<b>Total Acreage</b>			1.81		



**Gray**


Map Lot 028-026-002-001

Account 5037

Location 1 STORAGE WAY

Card 1 Of 1

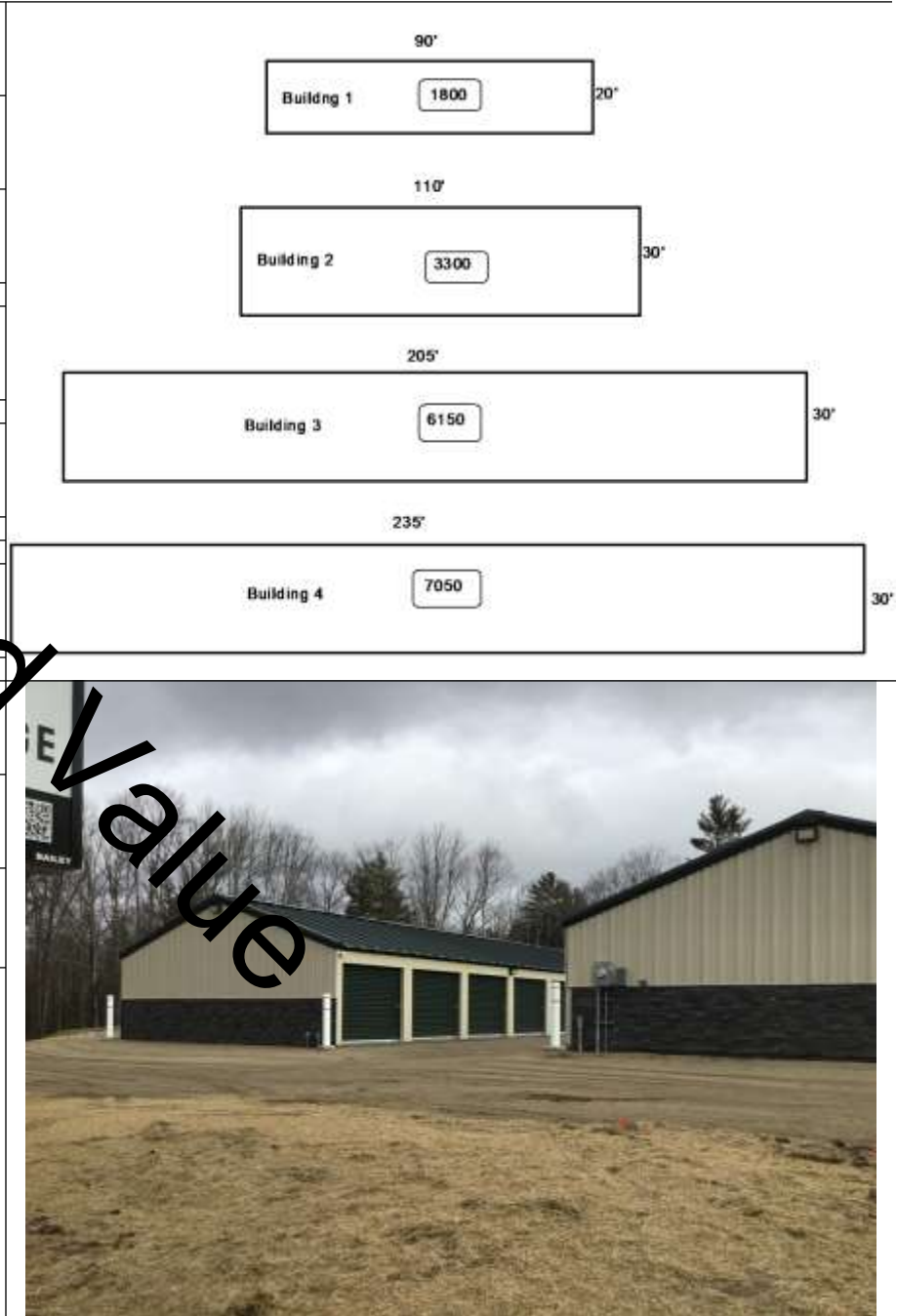
8/05/2024

Building Style	SF Bsmt Living			Layout					
1.Conv.	5.Garrison	9.NE farm	Fin Bsmt Grade			1.Typical 4. 7.			
2.Ranch	6.Split	10.Colonia	Secondary Heat			2.Inadeq 5. 8.			
3.R Ranch/	7.Contemp	11.Cottage	Heat Type			3. 6. 9.			
4.Cape	8.Log	12.Gambrel	1.HWBB	5.FWA	9.None	Attic			
Dwelling Units	2.HWCI			6.Monitor	10.UNH2F	1.1/4 Fin 4.Full Fin 7.			
Other Units	3.HWRF			7.Electric	11.Geother	2.1/2 Fin 5.FI/Stair 8.			
Stories	4.Steam			8.FI/Wall	12.Heat/Co	3.3/4 Fin 6. 9.None			
1.1	4.1.5	7.	Cool Type			Insulation			
2.2	5.1.75	8.	1.Central	4.W&C Air	7.	1.Full 4.Minimal 7.			
3.3	6.2.5	9.	2.Evapor	5.	8.	2.Heavy 5. 8.			
Exterior Walls	3.H Pump			6.	9.None	3.Capped 6. 9.None			
1.Clapboar	5.Stucco	9.B & B	Kitchen Style			Unfinished %			
2.Vin/Al	6.Brick	10.Cemplan	1.Modern	4.Obsolete	7.	Grade & Factor			
3.Compos./	7.Stone	11.Concret	2.Typical	5.	8.	1.E Grade 4.B Grade 7.SC Grade			
4.Asbestos	8.Wood Shi	12.Wood Bo	3.Old Type	6.	9.None	2.D Grade 5.A Grade 8.			
Roof Surface	Bath(s) Style			3.C Grade 6.AA Grade 9.Same					
1.Asphalt	4.Composit	7.Other	1.Modern	4.Obsolete	7.	SQFT (Footprint)			
2.Slate	5.Wood	8.	2.Typical	5.	8.	1.Poor 2.Avg 7.V G			
3.Metal	6.Roll Roo	9.	3.Old Type	6.	9.None	2.Fair 3.Avg 8.Exc			
SF Masonry Trim	# Rooms			3.Avg- 9.Good 9.Same					
SOLAR VOLTAIC	# Bedrooms			Phys. % Good					
OPEN-4-	# Full Baths			Funct. % Good					
Year Built	# Half Baths			Functional Code					
Year Remodeled	# Addn Fixtures			1.Incomp 4.Delap 5.Delayed					
Foundation	# Fireplaces			2.O-Built 5.Bsmt 6.Long term					
1.Concrete	4.Wood	7.				3.Damage 6.Style None			
2.C Block	5.Slab	8.				Econ. % Good			
3.Br/Stone	6.Piers	9.				Economic Code			
Basement	0.None 3.No Power 6.Obsolete					1.Location 4.Generate 9.None			
1.1/4 Bmt	4.Full Bmt	7.				Entrance Code 0			
2.1/2 Bmt	5.Crwl	8.				1.Interior 4.Vacant 7.			
3.3/4 Bmt	6.	9.None				2.Refusal 5.Estimate 8.			
Bsmt Gar # Cars	3.Informed 6. 9.					Information Code 0			
Wet Basement	1.Owner 4.Agent 7.					2.Relative 5.Estimate 8.			
1.Dry	4.	7.				3.Tenant 6.Other 9.			

Date Inspected 11/20/2015

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
261 SELF STORAGE	2022	1800	4 100	4	0	% 100 %	1.One Story Fram
261 SELF STORAGE	2022	3300	4 100	4	0	% 100 %	2.Two Story Fram
261 SELF STORAGE	2022	6150	4 100	4	0	% 100 %	3.Three Story Fr
261 SELF STORAGE	2022	7050	4 100	4	0	% 100 %	4.1 & 1/2 Story
97 Commercial	2022	30000	3 100	4	0	% 100 %	5.1 & 3/4 Story
						% %	6.2 & 1/2 Story
						% %	21.Open Frame Por
						% %	22.Encl Frame Por
						% %	23.Frame Garage
						% %	24.Frame Shed
						% %	25.Frame Bay Wind
						% %	26.1SFr Overhang
						% %	27.Unfin Basement
						% %	28.Unfinished Att
						% %	29.Finished Attic



Site plan showing four buildings with dimensions and values:

- Building 1: 90' x 20', 1800
- Building 2: 110' x 30', 3300
- Building 3: 205' x 30', 6150
- Building 4: 235' x 30', 7050

Below the plan is a photograph of the storage facility buildings.

Proposed Value