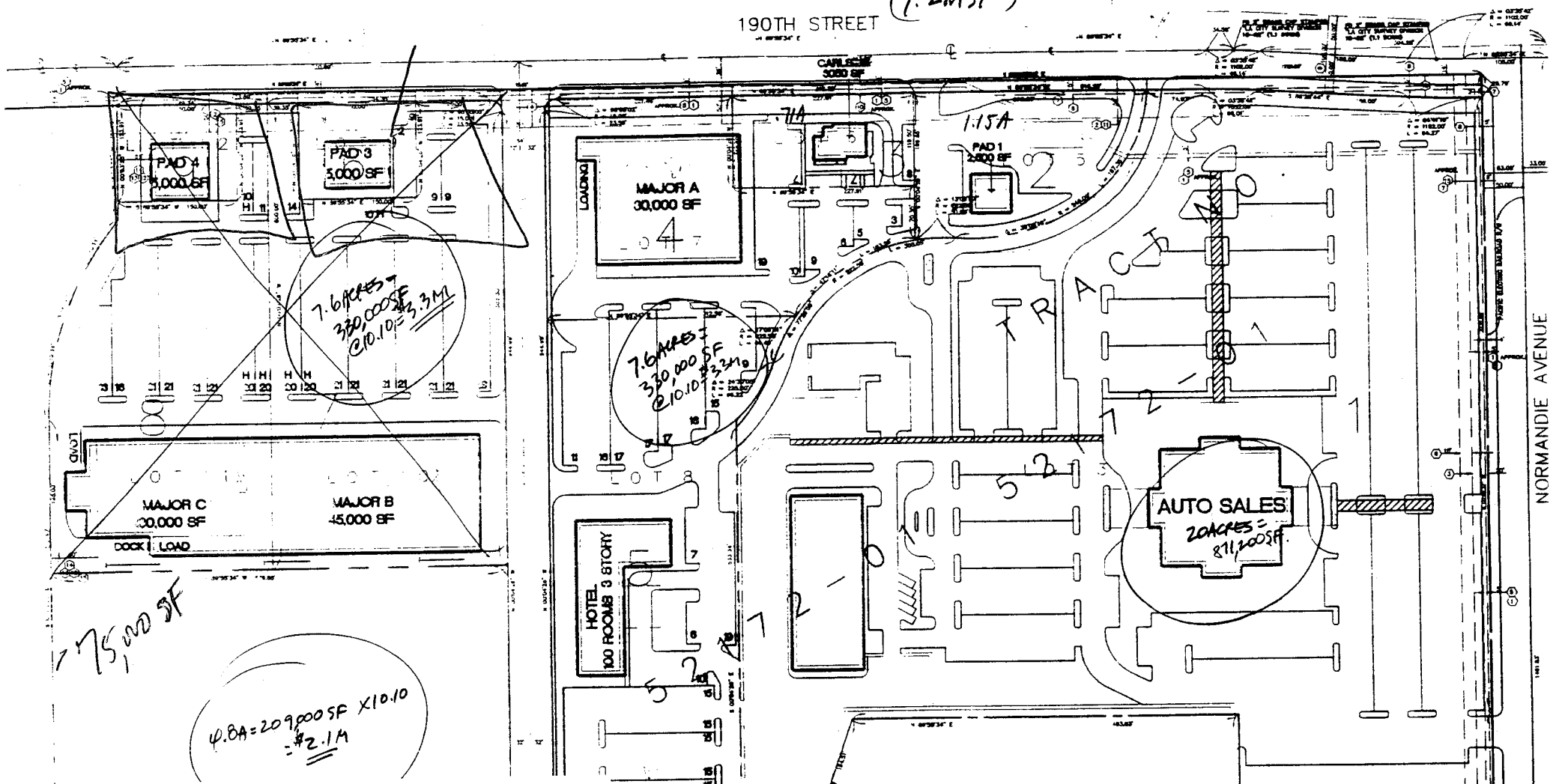
EAST OF DENKER = 27.6 ACRES (±)
(1.2 MSF)



WEST SIDE OF SITE @ 7.6A
EST VALUE $ NET X 330,000 SF = $4M
COST @ $10.10 = 3.3M
EST PROFIT $700,000

EST. LAND $ PROFIT 0.7M

TOTAL $3.5M
OR $100,000/ACRE

EAST SIDE OF SITE @ 27.6 A
HOTEL (EST) 110,000 SF @ $16/SF = 1,760,000
AUTOMATION 872,000 SF @ $12/SF = $10,460,000
OFFICE DEPOT (MAJOR A)
CARL'S JR (PAD 2)
FOOD COURT (PAD 1)
$12/SF 2,640,000
NET SITES VALUE $14.8M (or $13.38/SF)
LESS COST ($12M)
EST PROFIT ON LAND $2.8M

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Rest. Pads 3 #9 .573 @ $14 sf 400K
Pad 4 # .573 @ $14 sf 400K
Mayor 75,000 sf @ $ RENT
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