OWNERSHIP 10733 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
ARCP WY KINSTON NC LLC	4535 HWY 70 WEST LOT/E	FALLING CREEK	450503224377	1
C/O AMERICAN REALTY CAPITAL	WENDYS		RECORD NUMBER: 35620	
2325 E CAMELBACK RD SUITE 1100		COUNTY/CITY OF KINSTON	ROUTE 3031010	
PHOENIX AZ 85016			LISTER: LNLENGLISH 5012023	
DEED: 1719 311	4535 HWY 70 WEST		REVIEW:	

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        +-14-+
+-----40-+-14B8
1             :
4             :
7             :
+             :
1             :
5             :
+             8
1             5
4             :
1             :
4             :
+6+           :
  2           :
  1           :
  A           :
  +-----34----+
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TOPO	STREET	UTILITY	ZONING	1.590 ACRES	NBHD
			NOTES:01 LAND +50% -20 FZ & SIZE		0995

#	LAND CLASS	SIZE *	RATE *	SIZ% *	DPT% *	ADJ%		=LND-VALUE
1	11TLAND	1.59AC	450000	1.00	1.00	1.30	585000	930150

LAND VALUE: 930150

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	58CPAVING	30000* 1	1.70			30000	1.00	.13	44370
61	93 SITEIMPR	*				1			10000

OTHER VALUE: 54370

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	HEATPUMP	RUBBER	1.00STHT	
SLAB	BRICK	HEATPUMP		14'WALL	
				BDRM	

COMM - IMP A+10 AYB 2004 EYB 2010

DIMENSIONS: A-DU21DL6DU14DL3DU14DR3DU15DL3DU7DR3DU14DR40DD85DL34 B-MR34MU85DL14DU8DR14DD8

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*%STY=		COST	QG%	QG RCN -DEPR%-CND%=	FMV
A	36 FASTFOOD	3337	1.00	177.42	.7994	1.00	141.829	3337	1.00	473283			
	3610 HEATPUMP							3337					
	3603 BRICK							3337					
B	59 COLD STO	112	1.00	204.03	.3237		66.044	112	1.00	7396			
	5910 HEATPUMP							112					
	5903 BRICK							112					

HSF: 3449.00 %COMP: 100 RPCN: 480679 1.49 719095 - .07- = 668759

STRUCTURE VALUE: 208.49 QGRCN/HSF 193.89 FMV/HSF 668759

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	1653279
LAND			930150	930150	100%	UNK		585000LV/AC		
OTHERFEAT			54370	54370	100%	05092014				
STRUCTURE			668759	668759	100%	1719 -0311		TV/HSF		
TOTAL			1653279	1653279	100%	2145000	0077%	SP/HSF		
									APPRAISED-VALUE:	1653279