



Kindred Hospital

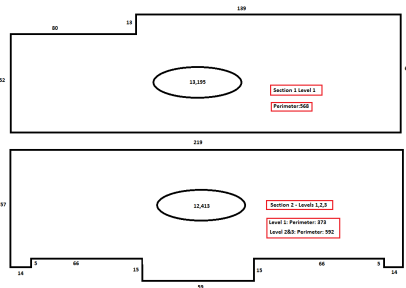
COST APPROACH VALUE ESTIMATE

500 NW 68th st Kansas City, MO 64118
 Parcel Number: 13516000401000



SECTION Section 1

Section - Structure Type 8 Struct. Steel Frame (Average Quality, Average Condition)



FLOOR NAME: Ground	RCN	Depreciation	RCNLD
Floor Square Feet			12,413 SqFt
Floor Perimeter			369 LnFt
Structural Shell Cost Depr: Phys: 8.0% Func: 0.0% Econ: 0.0%	\$1,077,727	(86,218)	8.0% \$991,509
355 - Medical, Hospital, 12,413 SqFt (Average Quality, Average Condition) Depr: Phys: 8.0% Func: 0.0% Econ: 0.0%	\$2,403,768	(192,301)	8.0% \$2,211,467
Floor Level Cost - Ground	\$3,481,495	(278,519)	8.0% \$3,202,976
FLOOR NAME: 2nd	RCN	Depreciation	RCNLD
Floor Square Feet			12,413 SqFt
Floor Perimeter			367 LnFt
Structural Shell Cost Depr: Phys: 8.0% Func: 0.0% Econ: 0.0%	\$883,031	(70,642)	8.0% \$812,389
355 - Medical, Hospital, 12,413 SqFt (Average Quality, Average Condition) Depr: Phys: 8.0% Func: 0.0% Econ: 0.0%	\$2,382,026	(190,562)	8.0% \$2,191,464
Floor Level Cost - 2nd	\$3,265,057	(261,204)	8.0% \$3,003,853
FLOOR NAME: 3rd	RCN	Depreciation	RCNLD
Floor Square Feet			12,413 SqFt
Floor Perimeter			367 LnFt
Structural Shell Cost Depr: Phys: 8.0% Func: 0.0% Econ: 0.0%	\$883,031	(70,642)	8.0% \$812,389
355 - Medical, Hospital, 12,413 SqFt (Average Quality, Average Condition) Depr: Phys: 8.0% Func: 0.0% Econ: 0.0%	\$2,382,026	(190,562)	8.0% \$2,191,464
Floor Level Cost - 3rd	\$3,265,057	(261,204)	8.0% \$3,003,853

SECTION Section 2

Section - Structure Type 8 Struct. Steel Frame (Average Quality, Average Condition)

FLOOR NAME: Ground	RCN	Depreciation	RCNLD
Floor Square Feet			13,195 SqFt
Floor Perimeter			369 LnFt
Structural Shell Cost Depr: Phys: 8.0% Func: 0.0% Econ: 0.0%	\$1,129,096	(90,328)	8.0% \$1,038,768
355 - Medical, Hospital, 13,195 SqFt (Average Quality, Average Condition) Depr: Phys: 8.0% Func: 0.0% Econ: 0.0%	\$2,530,555	(202,444)	8.0% \$2,328,111

Floor Level Cost - Ground	\$3,659,651	(292,772)	8.0%	\$3,366,879
IMPROVEMENTS COST CALCULATIONS SUMMARY	RCN	Depreciation		RCNLD
Floor: Ground Cost	\$3,481,495	(278,519)	8.0%	\$3,202,976
Floor: 2nd Cost	\$3,265,057	(261,204)	8.0%	\$3,003,853
Floor: 3rd Cost	\$3,265,057	(261,204)	8.0%	\$3,003,853
Section: Section 1 Total:	\$10,011,609	(800,927)	8.0%	\$9,210,682
Floor: Ground Cost	\$3,659,651	(292,772)	8.0%	\$3,366,879
Section: Section 2 Total:	\$3,659,651	(292,772)	8.0%	\$3,366,879
CANOPIES: 1395 SqFt - Good quality, underside of good material, cantilevered from building or supported by steel posts, 6' - 12' metal fascia Depr: Phys: 8.0 % Func: 0.0 % Econ: 0.0 %	\$42,513	(3,401)	8.0%	\$39,112
CANOPIES: 1395 SqFt - Add canopy lights, typical recessed spots Depr: Phys: 8.0 % Func: 0.0 % Econ: 0.0 %	\$4,791	(383)	8.0%	\$4,408
CANOPIES: 1080 SqFt - Good quality, underside of good material, cantilevered from building or supported by steel posts, 6' - 12' metal fascia Depr: Phys: 8.0 % Func: 0.0 % Econ: 0.0 %	\$32,913	(2,633)	8.0%	\$30,280
CANOPIES: 1080 SqFt - Add canopy lights, typical recessed spots Depr: Phys: 8.0 % Func: 0.0 % Econ: 0.0 %	\$3,709	(297)	8.0%	\$3,412
CANOPIES: 728 SqFt - Good quality, underside of good material, cantilevered from building or supported by steel posts, 6' - 12' metal fascia Depr: Phys: 8.0 % Func: 0.0 % Econ: 0.0 %	\$22,186	(1,775)	8.0%	\$20,411
CANOPIES: 728 SqFt - Add canopy lights, typical recessed spots Depr: Phys: 8.0 % Func: 0.0 % Econ: 0.0 %	\$2,500	(200)	8.0%	\$2,300
PARKING LOT PAVING: 728 SqFt - Concrete, 6" paving over 6" base, 4" x 4" #10 mesh reinforcing Depr: Phys: 66.0 % Func: 0.0 % Econ: 0.0 %	\$5,309	(3,504)	66.0%	\$1,805
PARKING LOT PAVING: 80760 SqFt - Asphalt, 6" paving over 6" base Depr: Phys: 80.0 % Func: 0.0 % Econ: 0.0 %	\$523,050	(418,440)	80.0%	\$104,610
PARKING LOT ACCESSORIES: 17 Count - Lighting, mercury vapor, 1-fixture 16 ft. pole, 400 watt Depr: Phys: 35.0 % Func: 0.0 % Econ: 0.0 %	\$64,836	(22,693)	35.0%	\$42,143
PARKING LOT ACCESSORIES: 21 Count - Lighting, mercury vapor, 2-fixture 16 ft. pole, 1000 watt Depr: Phys: 35.0 % Func: 0.0 % Econ: 0.0 %	\$135,875	(47,556)	35.0%	\$88,319
PARKING LOT PAVING: 1250 SqFt - Concrete, 6" paving over 6" base, 4" x 4" #10 mesh reinforcing Depr: Phys: 59.0 % Func: 0.0 % Econ: 0.0 %	\$9,116	(5,378)	59.0%	\$3,738
MASONRY WALLS - EXTERIOR: 919 LnFt - 8' high exterior block walls around loading wells, trash containers, etc Depr: Phys: 78.0 % Func: 0.0 % Econ: 0.0 %	\$86,572	(67,526)	78.0%	\$19,046
FENCING: 610 LnFt - Chain link, 9 gauge, 2-3/8" posts at 10', top rail, to 6' high galvanized Depr: Phys: 35.0 % Func: 0.0 % Econ: 0.0 %	\$8,251	(2,888)	35.0%	\$5,363
FENCING: 167 LnFt - Chain link, 9 gauge, 2-3/8" posts at 10', top rail, 8' high galvanized Depr: Phys: 35.0 % Func: 0.0 % Econ: 0.0 %	\$2,823	(988)	35.0%	\$1,835
MANUAL ENTRY: Wrought Iron Fence Depr: Phys: 35.0% Func: 0.0% Econ: 0.0%	\$700	(245)	35.0%	\$455
Extra Features Total	\$945,144	(577,907)	61.1%	\$367,237
COST APPROACH ESTIMATED VALUE				
Improvements Total Replacement Cost - rounded				\$14,616,400
Improvements Total Depreciation - rounded				11%
Estimated Improvements Depreciated Value - rounded				\$13,008,600
Estimated Land Value				\$681,500
Estimated Total Value				\$13,690,100
Estimated Value Per SqFt - Improvements				\$257.93 SqFt
Estimated Value Per SqFt Including Land Value				\$271.45 SqFt
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