



SHAWNEE MISSION

SCHOOL DISTRICT

NOTICE OF INTENT TO SELL THE SMSD SUPPLY CENTER/WAREHOUSE

To Whom It May Concern:

The Shawnee Mission School District (SMSD) invites the general public to submit an offer to purchase the Supply Center/Warehouse site (land and building), located at 14850 W. 101st Terrace, Lenexa, KS, 66215, Johnson County. SMSD is not using a real estate broker or agent to sell this property. Please find attached to this invitation the following:

- 1) Property/Building Information
- 2) 2017 Annual Notice of Value from Johnson County
- 3) Utility costs for 2017
- 4) Supply Center/Warehouse Layout (*Not to Scale)
- 5) "Offer to Purchase the Supply Center/Warehouse" form (**With Which To Make an Offer**)

* Scaled plans/drawings are available for viewing upon request.

THE LAND AND BUILDING ARE OFFERED, "AS IS". SHAWNEE MISSION SCHOOL DISTRICT MAKES NO REPRESENTATIONS, GUARANTEES OR WARRANTIES AS TO THE CONDITION OF THE PROPERTY, BUILDING, OR EQUIPMENT ON THE PROPERTY.

MINIMUM OFFER: \$2,900,000.00

Offering Process:

A valid offer is made when the district receives the completed "OFFER TO PURCHASE THE SUPPLY CENTER/WAREHOUSE" form (included in this packet) along with an ATTACHED CASHIERS OR CERTIFIED CHECK IN THE AMOUNT OF \$100,000.00. A VERBAL OFFER WILL NOT BE CONSIDERED A VALID OFFER. THE MINIMUM ASKING PRICE IS TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$2,900,000.00). The offering process shall remain open until the Shawnee Mission School District Board of Education receives what they consider to be the best offer in the interest of the Shawnee Mission School District. The offering process shall close when the Shawnee Mission School District Board of Education approves a valid offer at a regularly scheduled meeting of the Shawnee Mission School District. However, the Shawnee Mission School District shall have the sole discretion as to when offers shall be closed and no longer allowed. The Shawnee Mission School District also reserves the right to accept or reject any and all offers, including the ability to reject the highest offer.

Anyone interested in making an offer shall submit his/her offer on the attached form titled "OFFER TO PURCHASE THE SUPPLY CENTER/WAREHOUSE", and return it either by mail or in person to:

Shawnee Mission School District
Purchasing Department
8200 W. 71ST Street
Shawnee Mission, KS 66204
Attn: Becky Collins, Purchasing Supervisor
"OFFER TO PURCHASE THE SUPPLY CENTER/WAREHOUSE"

Offers must be made using the attached form and accompanied by a cashiers or certified check in an amount of no less than \$100,000.00 as earnest money. The earnest money check should be made payable to the Shawnee Mission School District. Earnest money checks of offers not accepted will be returned after a valid offer has been accepted by the Shawnee Mission School District Board. When a valid offer has been accepted by the Shawnee Mission School District Board, the earnest money deposit for the accepted offer shall become non-refundable. The amount of the earnest money deposit shall be credited towards the total purchase price upon closing of the property.

BUILDING TOURS:

Those interested in making an offer may sign up for a tour of the building at one of the following times:

Tuesday, February 20, 2018 at 10:00 am or 1:00 pm

To sign up for one of the above times please contact Carol Guild, Purchasing Secretary, at carolguild@smsd.org.

The sale of this property shall be conducted in accordance with all applicable Kansas, federal, and local statutes. SMSD reserves the right to reject any and all offers. Final payment shall be made by certified or cashier's check at the time of closing. All terms and conditions of the sale shall be acceptable to the Shawnee Mission School District.

Please contact Bob Robinson, Director of Facilities & Support Services by email at bobrobinson@smsd.org, should you have any questions related to the property or the sale thereof.

PROPERTY/BUILDING INFORMATION
For
SUPPLY CENTER/WAREHOUSE
14850 W. 101ST TERRACE
LENEXA, KS 66215

PROPERTY/BUILDING INFORMATION

Name	Supply Center/Warehouse
Location	14850 W. 101 ST Terrace Lenexa, KS 66215-1199
Type of Property	Warehouse Building
Land Area Square Feet Acres	128,095 sq. ft. 2.94 acres
Building Area Gross Building Area	53,872 square feet
Year Constructed	1974
Zoning	BP2-Commercial Real Estate Property
Owner of Record	Unified School District #512
Johnson County Property Valuation	\$2,220,000
Legal Description	4-13-24 BG 1480.33' N & 718.59' E SW COR E 401.39' S 369.24' W 401.36' N 366.29' TOBG EX.28 AC IN DARNELL ST & EX .10 AC 3,015 ACS M/L LEC 256 4 BTAO 3077 4



Parcel ID: 046-082-04-0-30-02-004.00-0

JOCOPROD Expanded Appraisal Card

Quick Ref: R57247



Tax Year: 2017 Run Date: 1/23/2018 4:19:13 PM

OWNER NAME AND MAILING ADDRESS

UNIFIED SCHOOL DIST #512
8200 W 71ST ST
OVERLAND PARK, KS 66204

PROPERTY SITUS ADDRESS

014850 W 101ST TER
LENEXA, KS

LAND BASED CLASSIFICATION SYSTEM

Function: 3610 Warehouse dist Sfx:
Activity: 3100 Plant, factory, heavy goods st
Ownership: 6100 Nonprofit educational
Site: 6000 Developed site - with building



046-082-04-0-30-02-004.00-0 05/27/2016

Image Date: 02/18/2017

GENERAL PROPERTY INFORMATION

Prop Class: E E - Exempt
Property Type: C-Commercial Real Property
Living Units:
Zoning: BP2
Multi-Zoning: N Non-Conforming: N
Neighborhood: 424.N 424.N
Economic Adj. Factor: 110
Map / Routing: K04 / J03
School District: 512 UNIFIED
Legacy ID: IF241304-2003
Investment Class: B-
Tax Unit Group: 0604UW-0604UW

PROPERTY FACTORS

Topography: 1 - Level
Utilities: 1 - All Public
Access: 1 - Paved Road
Fronting: 2 - Secondary Artery
Location: 7 - Commercial/Industrial Park
Parking Type: 1 - Off Street
Parking Quantity: 2 - Adequate
Parking Proximity: 3 - On Site
Parking Covered:
Parking Uncovered: 33

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
03/25/2015		GM	DE	ProjApr		
12/30/2011	12:45 PM	I	P	136		
08/26/2008	9:45 AM	J	FC	143	Receptionist	6

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
11-0199	92,000	IR - Interior Remodel	06/09/2011	C	100
10-0015E	100,000	EE - Electrical - JO	06/29/2010	C	100
09-0779M	33,000	MC - Mechanical - JO	06/05/2009	C	100

2017 APPRAISED VALUE

Cls	Land	Building	Total
E	384,290	1,835,710	2,220,000
Total	384,290	1,835,710	2,220,000

2016 APPRAISED VALUE

Cls	Land	Building	Total
E	384,290	1,835,710	2,220,000
Total	384,290	1,835,710	2,220,000

TRACT DESCRIPTION

4-13-24 BG 1480.33' N & 718.59' E SW COR
E 401.39' S 369.24' W 401.36' N 366.29' TOBG
EX .28 AC IN DARNELL ST & EX .10 AC 3.015
ACS M/L LEC 256 4 BTAO
3077 4

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	21-21 - Medium Size C	128,095											600	1.00	3.00	3.00	3.00	3.00	384,290

Total Market Land Value 384,290



Parcel ID: 046-082-04-0-30-02-004.00-0

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Tax Year: 2017 Run Date: 1/23/2018 4:19:13 PM

GENERAL BUILDING INFORMATION

Situs: 014850 W 101ST TER LENEXA, KS
 LBCS Structure Code: 2730-Warehouse structure
 Bldg No. & Name: 1 S.M.S.D. WAREHOUSE
 Identical Units: 1 No. of Units: 1
 Total Bldg Area: 0 Unit Type:
 MS Mult: MS Zip:

APARTMENT DATA

	1	2	3	4	5	6	7	8
Units:								
BR Type:								
Baths:								

CALCULATED VALUES

Cost Land: 384,290
 Cost Building: 3,364,290
 Cost Total: 3,748,580
 Ag Use Land: 0
 Ag Buildings: 0
 Misc. Buildings: 0
 Manufactured Homes: 0
 Income Value: 2,220,000
 Market Value: 0
 MRA Value: 0
 New Construction: 0
 Indexed Value: 0

IMPROVEMENT COST SUMMARY

Building RCN: 5,910,240
 Mkt Adj: 100 Eco Adj: 110
 Building Value: 3,315,640
 Other Improvement RCN: 110,560
 Other Improvement Value: 48,650

FINAL VALUES

Value Method: INCOME
 Land Value: 384,290
 Building Value: 1,835,710
 Final Value: 2,220,000
 Prior Value: 2,220,000

COMMERCIAL BUILDING SECTIONS & BASEMENTS

Sec	Occupancy	MSCIs	Rank	Yr Blt	Eff Yr	Levels	Stories	Area	Perim	Hgt	Phys	Func	Econ	OVR %	Rsn	Inc Use	Net Area	Cls	% Comp	RCN	% Gd	Value
1	406-Storage Warehouse	C	4.00	1974		01 / 01		53,872	934	25	3	3								5,910,240	51	3,315,640

OTHER BUILDING IMPROVEMENTS

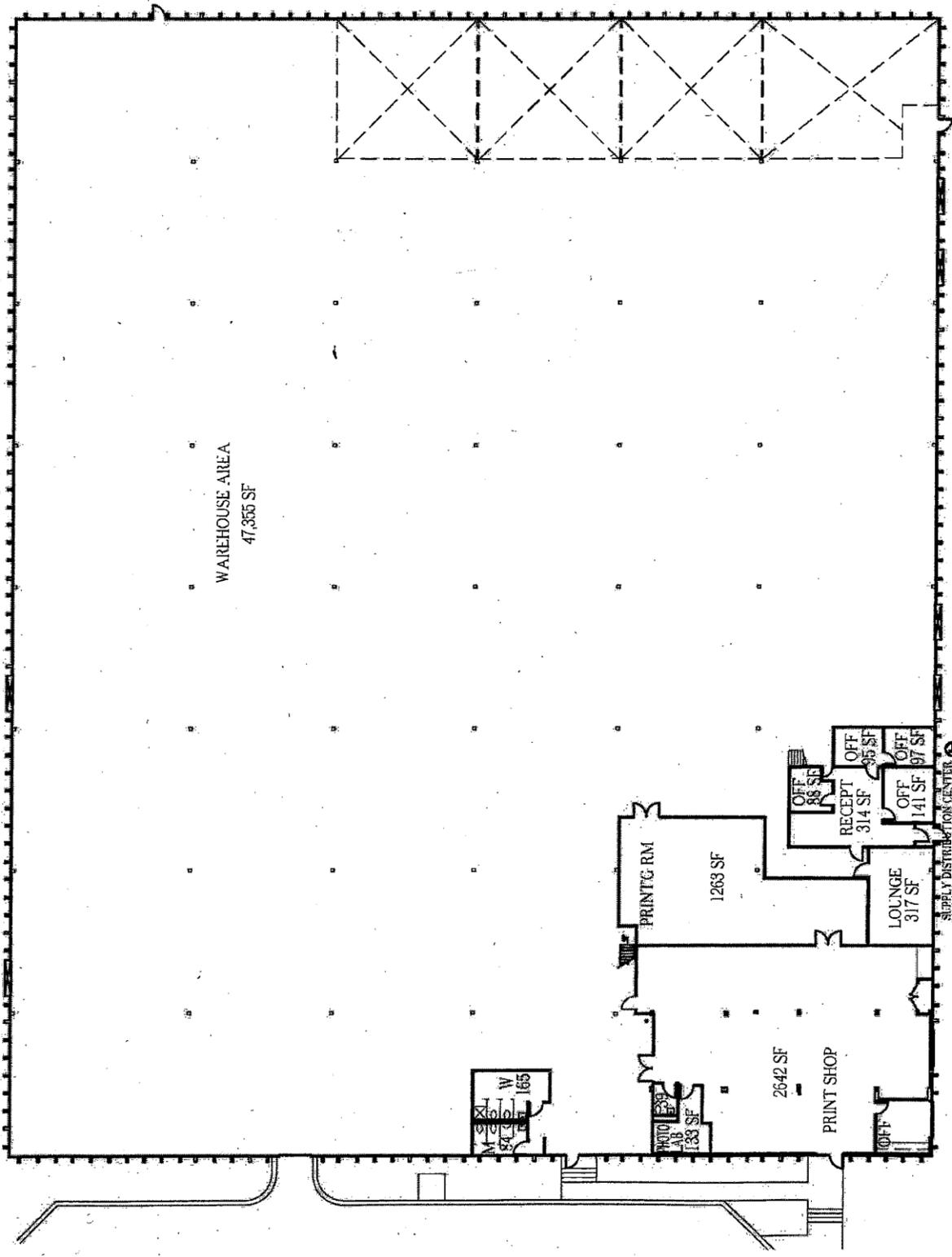
No.	Occupancy	MSCIs	Rank	Qty	Yr Blt	Eff Yr	LBCS	Area	Perim	Hgt	Dimensions	Stories	Phys	Func	Econ	OVR%	Rsn	Cls	% Comp	RCN	%Gd	Value
1	163-Site Improvements	C	2.00	1	1974			10		8		1	3	3						100,510	40	48,650

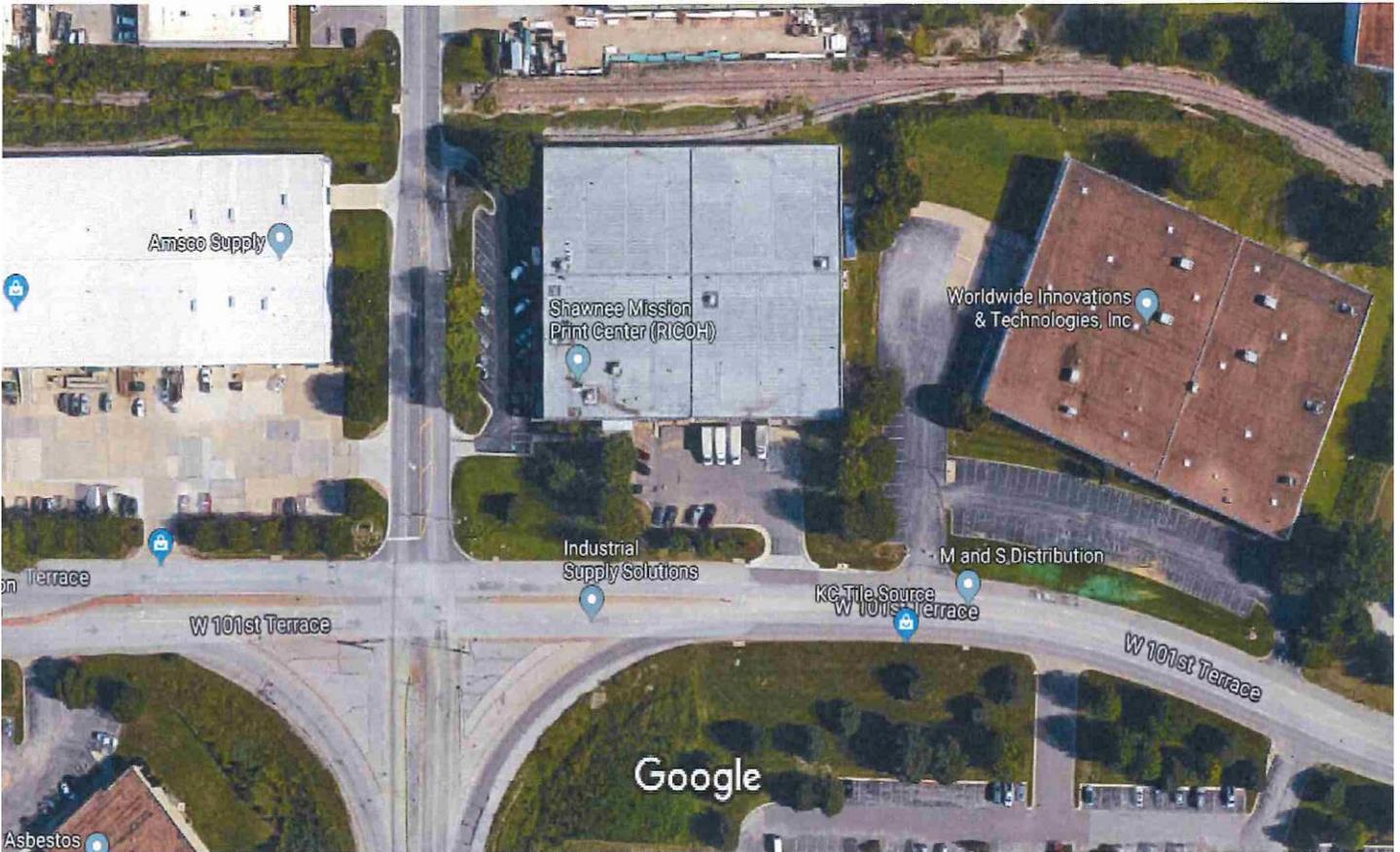
COMMERCIAL BUILDING SECTION COMPONENTS

Sec	Code	Units	Pct	Size	Other	Rank	Year
1	606-Space Heater		100				
1	818-Concrete, Tilt-up		100				
1	8065-Canopy, Retail Wood Frame	192					
1	8604-Dock Height Floor, 100000 sq.ft	53,872					

OTHER BUILDING IMPROVEMENT COMPONENTS

No.	Code	Units	Pct	Size	Other	Rank	Year
1	8351-Paving, Asphalt with Base (heavy)	23,000		10			







RETURN THIS FORM WITH YOUR OFFER AND EARNEST MONEY CHECK

OFFER TO PURCHASE THE SMSD SUPPLY CENTER/WAREHOUSE

SMSD will consider your best offer to purchase the SUPPLYCENTER/WAREHOUSE SITE located at 14850 W. 101st Terrace, Lenexa, KS 66215. The undersigned submits the following offer:

TOTAL AMOUNT OFFERED: \$ _____ (MINIMUM OFFER \$2,900,000.00)

Earnest money in the amount of \$100,000.00, made payable to: Shawnee Mission School District, must be enclosed.

- Cashier's Check
Certified Check

In order for your offer to be considered, a brief explanation of how you intend to use this site is required. It will be considered in the evaluation for award.

Three horizontal lines for providing a brief explanation of how the site will be used.

BUSINESS OR INDIVIDUAL'S NAME(S): _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE #: _____

FAX #: _____

EMAIL: _____

AUTHORIZED SIGNATURE: _____

TYPED/PRINTED NAME: _____

POSITION WITH COMPANY: _____

REPRESENTATIVE'S NAME: _____
(If different from above)

DATE: _____