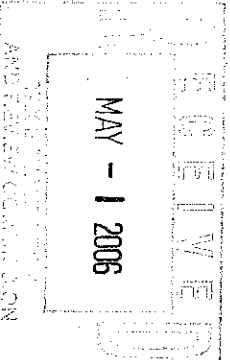


NELIGH CITY COMMERCIAL SALES-By Occupancy

Parcel#	Grantor	Grantee	Sale Date	Sale \$	Ass'd Value	Ratio	Occ	Type	Yr Bt	Loc	FS or CW
5500	Eubank	Miller	11/24/2003	29500	26500	89.83%	Apartment/Office	C	1914	Main	CW/2S
4500	McCoy	Baker	4/14/2004	13000	20070	154.38%	Office	C	1900	Main	CW
5300	New Publishing	Red Barn	9/29/2003	24400	22610	92.66%	Office	C	1900	Main	CW
40000	Norfolk Production Credit	Grossnicklaus	11/15/2002	65500	62465	95.37%	Office	D	1997	Hwy	FS
8800	Gaskill	Dennis	6/25/2003	35000	26270	75.06%	Restaurant	D	1960	Hwy	FS
3600	Sheff	Northwinds	6/25/2003	112500	79385	70.56%		C	1947	Hwy	FS
51900	Kay	Wynn	10/20/2003	27800	20420	73.45%		D	1978	Hwy	FS
44500	Reinke	Zagers	4/20/2005	11000	8305	75.50%		D	1960	OL	FS
40800	McCoy	Northwinds	8/13/2003	32500	22100	68.00%		-	-	Hwy	-
41000	First United Bank	McNally	3/29/2005	15000	22850	152.33%		-	-	Hwy	-
465400	Hanson	Werkmeister	5/27/2004	50000	47830	95.66%		D	1970	OL	FS

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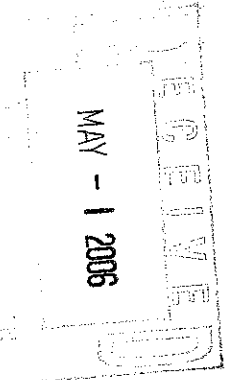
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NEIGH CITY COMMERCIAL SALES-By Sale Date

<u>Parcel#</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Sale Date</u>	<u>Sale \$</u>	<u>Ass'd Value</u>	<u>Ratio</u>	<u>Occ</u>	<u>Type</u>	<u>Yr Bld</u>	<u>Loc</u>	<u>FS or CW</u>
40000	Norfolk Production Credit	Grossnicklaus		65500	62465	95.37%	Office	D	1997	Hwy	FS
3600	Steff	Northwinds	8/29/2003	112500	79385	70.56%	Retail	C	1947	Hwy	FS
8800	Gaskill	Dennis	8/13/2003	35000	26270	75.06%	Restaurant	D	1960	Hwy	FS
40800	McCoy	Northwinds	8/13/2003	32500	22400	68.00%	Vac Lot	-	-	Hwy	-
5300	New Publishing	Red Barn	9/29/2003	24400	22610	92.66%	Office	C	1900	Main	CW
51900	Kay	Wynn	10/20/2003	27800	20420	73.45%	Retail	D	1978	Hwy	FS
5500	Edbank	Miller	11/24/2003	29500	26500	89.83%	Apartments/Office	C	1914	Main	CW/2S
4500	McCoy	Baker	4/14/2004	13000	20070	154.38%	Office	C	1900	Main	CW
465408	Hanson	Werkmeister	5/27/2004	50000	47830	95.66%	Warehouse	D	1970	OL	FS
41000	First United Bank	McNally	3/28/2005	15000	22850	152.33%	Vac Lot	-	-	Hwy	-
44500	Reitke	Zegers	4/20/2005	11000	8305	75.50%	Storage Garage	D	1960	OL	FS

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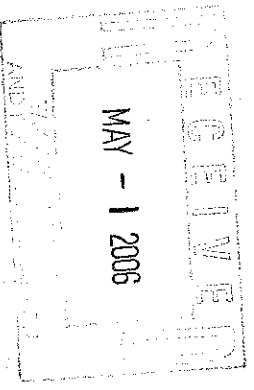


000002

NELIGH CITY COMMERCIAL SALES-By Ratio

<u>Parcel#</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Sale Date</u>	<u>Sale \$</u>	<u>Ass'd Value</u>	<u>Ratio</u>	<u>Occ</u>	<u>Type</u>	<u>Yr Bld</u>	<u>Loc</u>	<u>FS or CW</u>
40800	McCoy	Northwinds	8/13/2003	32500	22100		Vac Lot	-	-	Hwy	-
3600	Sheff	Northwinds	6/25/2003	112500	79385		Ref#	C	1947	Hwy	FS
51900	Kay	Wynn	10/20/2003	27800	20420		Ref#	D	1978	Hwy	FS
8800	Gaskill	Dennis	6/25/2003	35000	26270		Restaurant	D	1960	Hwy	FS
44500	Reinke	Zegers	4/20/2005	11000	8305		Storage Garage	D	1960	OL	FS
5500	Eulbank	Miller	11/24/2003	29560	26500		Apartments/Office	C	1914	Main	CW/2S
5300	New Publishing	Red Barn	9/29/2003	24400	22610	92.66%	Office	C	1900	Main	CW
40000	Norfolk Production Credit	Grossnicklaus	11/15/2002	65500	62465	95.37%	Office	D	1997	Hwy	FS
465400	Hanson	Werkmeister	5/27/2004	50000	47830	95.66%	Warehouse	D	1970	OL	FS
41000	First United Bank	McNally	3/29/2005	15000	22850	152.33%	Vac Lot	-	-	Hwy	-
4500	McCoy	Baker	4/14/2004	13000	20070	154.38%	Office	C	1900	Main	CW

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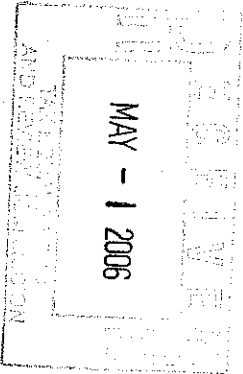


000003

NELIGH CITY COMMERCIAL SALES-By Sale Price

Parcel#	Grantor	Grantee	Sale Date	Sale \$	Asst'd Value	Ratio	Occ	Type	Yr Bld	Loc	FS or CW
44500	Rehke	Zegers	4/20/2005		8305	75.50%	Storage Garage	D	1960	OL	FS
4500	McCoy	Baker	4/14/2004		20070	154.38%	Office	C	1900	Main	CW
41000	First United Bank	McKally	3/29/2005		22850	152.33%	Vac Lot	-	-	Hwy	-
5300	New Publishing	Red Barn	9/29/2003	24400	22610	92.66%	Office	C	1900	Main	CW
51900	Kay	Wynn	10/20/2003	27800	20420	73.45%	Retail	D	1978	Hwy	FS
5500	Eulbank	Miller	11/24/2003	29500	26500	89.83%	Apartments/Office	C	1914	Main	CW/ZS
40800	McCoy	Northwinds	8/13/2003	32500	22100	68.00%	Vac lot	-	-	Hwy	-
8800	Gaskill	Denms	6/25/2003	35000	26270	75.06%	Restaurant	D	1960	Hwy	FS
465400	Hanson	Werkmeister	5/27/2004	50000	47830	95.66%	Warehouse	D	1970	OL	FS
40000	Norfolk Production Credit	Grossnicklaus	11/15/2002	60000	62465	95.37%	Office	D	1997	Hwy	FS
3500	Steffl	Northwinds	6/25/2003		79385	70.56%	Retail	C	1947	Hwy	FS

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