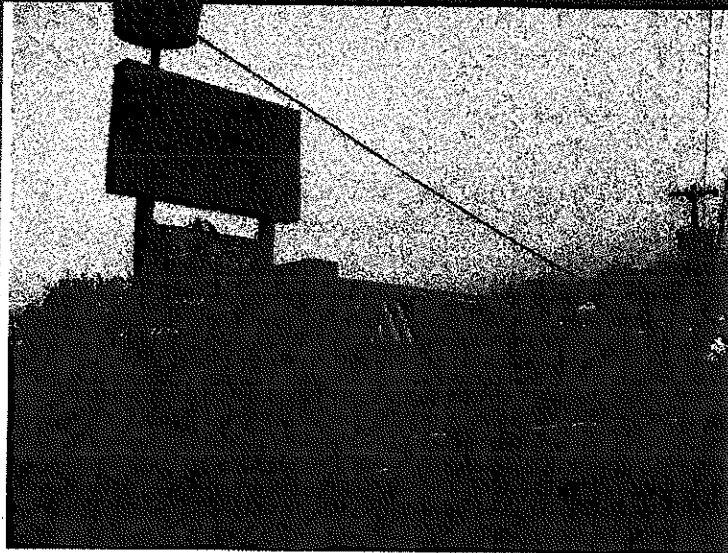


**KFC Restaurant
Improvements & 0.483± Acre**

638 Chestnut Street
Berea, KY 40403



The following is a
Summary Appraisal Report
of
KFC
Fast Food Restaurant
& 0.483± Acres
638 Chestnut Street.
Berea, KY 40403
as of
April 05, 2012

**MIKE HUMFLEET
APPRAISAL SERVICE**

325 Wildwood Ave.
London, KY 40744

April 09, 2012

Ms. Pamela Martin
365 W. Main Street
Mt. Vernon, KY 40456

RE: Appraisal Fee:
KFC Restaurant
638 Chestnut Street
Berea, KY 40743

Dear Ms. Martin,

As requested, I have personally examined the 0.483+ acres and KFC Restaurant located at 638 Chestnut Street, Berea, KY 40743. The purpose of this appraisal is to estimate the market value of subject as is based on market conditions as of April 05, 2012. The Cost Approach, Income Capitalization Approach and Sales Comparison Approach for land and improvements will be considered in estimating the market value of the subject. The fixtures, furnishings, and equipment were not included in the final valuation of the subject property. Although technically personal property, these items are an integral part of the income producing capability of the subject property.

The appraisal will be used by Ms. Pamela Martin for internal decision making in determining a selling price of the subject property. It may not be distributed to or relied upon by other persons or entities without written permission of Mike Humfleet. However, Mike Humfleet Appraisal Service may provide only complete, final copies of the appraisal report in its entirety, but not component parts, to third parties who shall review such reports in connection with loan underwriting or securitization efforts. The appraisers are not required to explain or testify as to appraisal results other than to respond to the client for routine and customary questions.

This a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 (b) of the Uniform Standards of Professional Appraisal practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the appraisal reports. The appraiser is not responsible for unauthorized use of this report.

The appraisal sets forth the most pertinent data gathered, the techniques employed and the reasoning leading to the opinion of value. The analysis, opinions and conclusions were developed based on, and this report has been prepared in conformance with, our interpretation of the guidelines and recommendations set forth in the *Uniform Standards of Professional Appraisal Practice* (USPAP), The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA), Title XI Regulations and Mike Humfleet appraisal standards.

No responsibility is taken for any events, conditions, or circumstances affecting the market that exists subsequent to the effective date of this appraisal. This letter is invalid as an opinion of value if detached from the report, which contains the texts, exhibits and addenda.

In conclusion, the reconciled value of the subject property estimated by analyzing all three approaches to value. The most consideration given to the Income Capitalization Approach and the Sales Comparison Approach and limited weight given to the Cost Approach due to age and physical depreciation.

It is my opinion and conclusion that the value of the KFC Restaurant and lot as of the effective date of April 05, 2012 is:

EIGHT HUNDRED & FIFTY THOUSAND DOLLARS
\$850,000

Please refer to the attached appraisal report, plus exhibits, for documentation of these value estimates contained herein. It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if Mike Humfleet Appraisal Service can be of further service, please contact use.

Respectfully submitted,



Betty Thomas, Appraiser
April 9, 2012
General Cert. #004349

Respectfully submitted,



Mike Humfleet, Appraiser
April 9, 2012
General Cert. #000642

- [REDACTED]
1. We have not knowingly withheld any significant information pertaining to this appraisal assignment and I believe, to the best of my knowledge, that all statements and information in the appraisal are true and correct.
 2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and omitting conditions and is personal, impartial and unbiased analyses, opinions and conclusions.
 3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved in the transaction. I did not base, either partially or completely, any of analysis and/or the estimate or opinion of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin or either the prospective owners of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
 4. We have no present or contemplated future interest in the subject property, and our engagement in this assignment was not contingent upon developing or reporting predetermined results.
 6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction of value that favors the cause of the client, or any related party, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of the subsequent event directly related to the intended use of this appraisal. We did not base the appraisal report on a requested minimum valuation, or specific valuation, or the need to approve a specific mortgage loan.
 7. My analyses, opinions and conclusions were developed and this report has been prepared, in conformity with our interpretation of the guidelines and recommendations set forth in the *Uniform Standards of Professional Appraisal Practice (USPAP)* that were in place as of the effective date of this appraisal with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I have developed is consistent with the marketing time for commercial properties in the Market Area.
 8. Mike Humfleet made a personal inspection of the property that is the subject of this report on April 05, 2012.
 9. Betty Thomas, Appraiser, has provided significant amount of assistance in completing the appraisal but did not make a personal inspection of the subject property.
 10. This report does include public records obtained from PVA and County Court Clerks Office.
 11. Mike Humfleet Appraisal Services has not provided services to this property in the past three (3) years.

The Competency Provision of the Uniform Standards of Professional Appraisal Practice (USPAP) states in brief that prior to accepting an appraisal assignment, an appraiser must have the knowledge and experience to complete the assignment completely or disclose the lack thereof and take all necessary steps and describe in the appraisal report the steps taken to complete the assignment competently. We attest that we have the necessary appraisal experience and knowledge to perform the assignment in compliance with the Uniform Standards of Professional Appraisal Practice regulations. That we are familiar with the neighborhood and the region enough to perform this assignment and that we have researched sufficient information and verified and analyzed to produce the sales comparable or similar enough to determine a value for the subject property through the sales comparison approach. Also has massed enough rental data to determine if the market rents are in line and utilizing this information to determine a suitable capitalization rate from which a value can be determined using the Income Approach.

FINAL ESTIMATED VALUE:

Land Value:	\$125,000
Cost Approach:	\$585,000
Income Capitalization Approach:	\$850,000
Sales Comparison Approach:	\$835,000

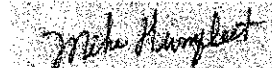
EIGHT HUNDRED & FIFTY THOUSAND DOLLARS
\$850,000

Respectfully submitted,



Betty Thomas, Appraiser
April 9, 2012
General Cert. #004349

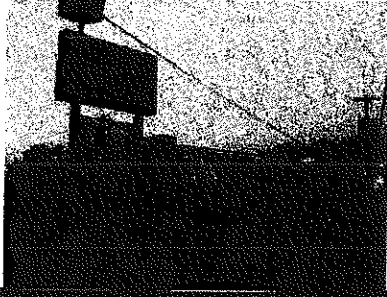
Respectfully submitted,



Mike Humfleet, Appraiser
April 9, 2012
General Cert. #000642

EXECUTIVE SUMMARY

Subject Property



KFC Restaurant
 638 Chestnut Street
 Berea, KY. 40403
 Market Type: Commercial/Restaurant

Property Address: 638 Chestnut Street County: Madison
 Berea, KY 40403
 Development Name: N/A
 Market Area Type: Commercial/Restaurant Fast Food
 Census Tract: 0112.00
 Location Description: The restaurant is considered in an average commercial section of the City Limits of Berea.

Zoning
 Zoning Code Commercial

Year	Tax ID/APN	Land Value	Improved Value	Total Value
2012	001-0009-0013/665	\$150,000	\$198,000	\$348,000
			Tax Liability	\$4,485.72

Gross Building Area(SF): 2,764 sq. ft. Source: Site Visit/Owner
 Year Built: 1972/Remodeled 1998 Property Condition: Average
 No. of Buildings: 1 No. of Stories: 1 Story
 No. of Elevators: None Escalators: No
 Construction Class: Restaurant-Fast Food Construction Quality: Average
 Building Class C

Gross Land Area: 0.483+ acres Topography: Level
 Shape: Rectangular

Property Rights Appraised: Fee Simple

Land Value:	\$ 125,000
Cost Approach:	\$ 585,000
Income Capitalization Approach:	\$ 850,000
Sales Comparison Approach:	\$ 835,000
Final Estimate of Value:	\$ 850,000

SITE DESCRIPTION

Location & Visibility

The subject is located on the North side of Chestnut Street with good exposure from Chestnut Street. Visibility is rated as average from all directions.

Site Shape and Area

The site is rectangular in shape and contains 0.483+ acres.

Topography

The site is level with the grade of Chestnut Street along the front and Estridge Street along the east and appears to be well drained.

Access

Access is from Chestnut Street with impediments for ingress and egress. The subject property shares easement with the adjoining property owned by the estate.

Utilities

All public utilities are available.

Drainage

A physical inspection of the site has indicated no problems associated with surface water drainage.

Flood Zone

According to flood data provider, the subject property is located within the Flood Zone X, on FEMA Map 2101760005B dated September 30, 1988

Easements and Encumbrances

The site does appear to be encumbered by utility and right-of-way, which are considered typical. No title report was made available for review by the appraisers and therefore, it is assumed for the purpose of this report, there are no easements or encumbrances recorded against the property which negatively affect the market value of the site.

Soils and Subsoil's

No soil report was furnished for review by the appraisers. Therefore, for the purpose of this report, it is assumed that there are no soil conditions or contaminations that would limit the possible future uses of this site.

Special Site Improvements

Lighted and asphalt paved drive and parking area accommodating 27+ vehicles and mature landscaping arc on the 0.483+ acres.

Nuisances and Hazards

No environmental study was provided to the appraiser. Based upon the appraiser's visit, there appear to be no nuisances or hazards related to this site from either within its boundaries or from adjacent parcels. During the onsite visit, the appraiser did not notice any evidence of contamination of hazardous waste or other hazardous substances. No underground tanks were reported to be on the site. Although this is not warranted, the appraiser is assuming there are no environmental problems associated with this site. Any detection or reporting of hazardous wastes or contaminants is beyond the area of the appraiser's expertise. The value conclusion is predicated upon that assumption.

The subject property has been appraised assuming the site is free of any environmental hazards. Should any assessment state otherwise, the value estimated within this report is subject to review and possible change? Please see General Underlying Assumptions and Limiting Conditions contained in this report.

Conclusion

The site is generally considered typical compared with other commercial sites in the market area. It has good visibility and access with respect to Chestnut Street. Except as noted; there are no physical characteristics that would impact the development of the site. No unusual or detrimental influences were observed that would trend to adversely affect or impact in any significant manner the overall market value of the site.

Description of the Improvements

The subject property is improved with a one story masonry building containing 2,764 square feet.

The building is presumed to have a concrete footer system, with a concrete slab floor. The roof is a gently sloping rubber roof. The floor covering is ceramic tile or finished concrete. The walls are painted gypsum drywall and tile. The ceiling is suspended tile with integrated florescent lights. Exterior doors are commercial grade metal doors or metal framed glass doors. Interior doors are solid wood doors with self-closures.

The following improvement description is based on a personal site visit by this appraiser and data supplied by the owner. A copy of these documents are attached and made a part of this appraisal and the balances are in the appraisers files.

Number of Buildings:	1
Number of Stories:	1
Gross Square footage:	2,764 sq. ft.
Year Built:	1972 & completely renovated in 1998
Actual Age:	40 years/14 renovated
Effective Age:	10 years
Total Economic Life:	50 years
Remaining Economic Life:	40 years
Age/Life Depreciation:	22%
Condition:	Average
Functional Utility:	Typical Fast Food Restaurant
Foundation:	Concrete Slab
Floors:	Concrete with tile
Windows:	Metal frame insulated windows
Exteriors Walls:	Brick
Interior Walls:	Drywall and gypsum with drop ceiling
Roof:	Gently sloping on steel trusses rubber roof
Heating/Air Conditioning:	Central heating and air/Heat pump
Equipment:	None Included in the Report
Electric:	Adequate
Lighting:	Lighting is security night lights on the exterior with primarily recessed fluorescent lighting in the interior.
Division of Interior Space:	Dining Area, Prep Area, Counter Area, Cooler Area, Office, main prep area, Drive-Thru and Rest Rooms. (See sketch on following page)
Special Site Improvements	Asphalt parking along the front, side and rear, security lighting and signage.

SITE DATA:

Irregular shaped tract containing 0.483± acres. The site is mostly level with the grade of Chestnut Street. The subject is improved with approximately 27 blacktop parking.

Real Estate Assessment and Taxes

The property is under the assessment and taxing jurisdiction of the Madison County Tax Assessor. According to a representative of that office, the subject's tax liability can be calculated from the assessment and tax rate. This is in the following table.

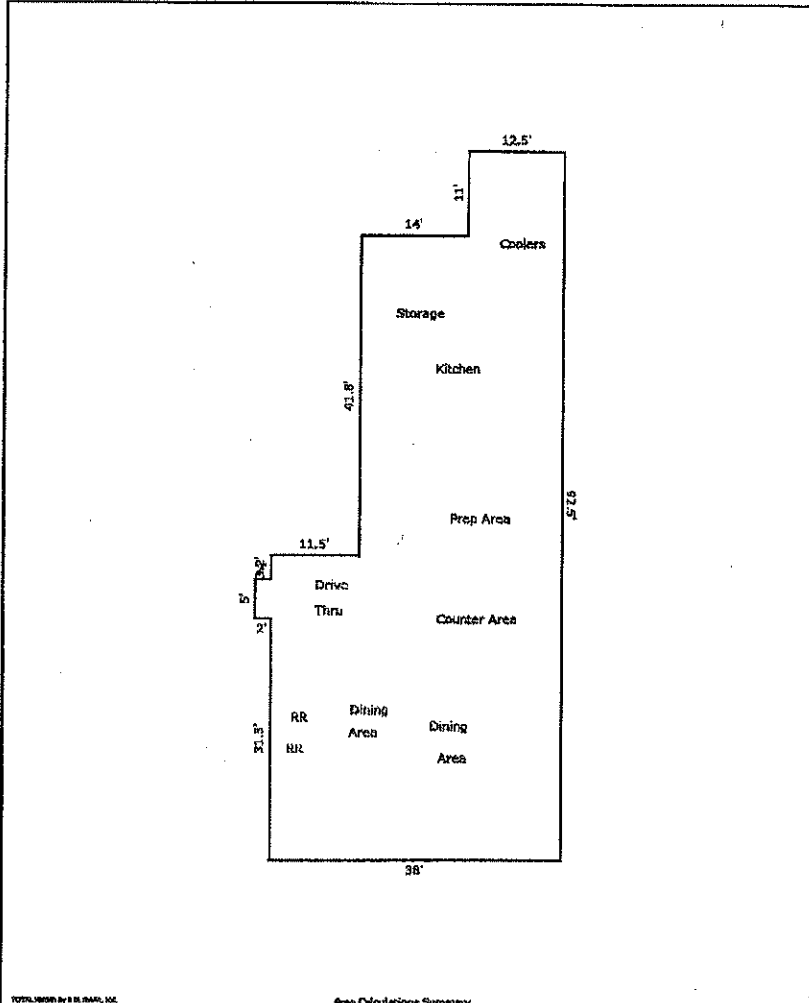
<u>Property Tax Estimate</u>		
<u>Account No.</u>	<u>Address</u>	
B001-0009-0013	638 Chestnut Street	\$348,000
	Total Assessment	\$348,000
	x 2011 Tax Rate	0.01388000
	=Tax Liability	\$4,486
Source: County Tax Assessor		

No increase in the tax rate is anticipated. If the property is sold, the new tax assessment will most likely reflect the sales price. The current assessment is considered low compared to the value contained in this report.

Improvements Summary

The improvement is an Average Quality Class "C" restaurant-fast food building containing 2,764 square feet and appears to be typically designed and suffers from no observable functional obsolescence. The life expectancy of this property is 45 years.

FLOOR PLAN SKETCH



Area Calculations Summary	
RR	276.8 Sq ft
Dining Area	5 x 2 = 10
Drive Thru	38 x 39.7 = 1508.6
Counter Area	12.2 x 11 = 137.6
Prep Area	41.8 x 26.5 = 1107.7
Total Dining Area (Rounded)	2704 Sq ft

Yield Capitalization

Yield capitalization is a method used to convert future benefits to present value by discounting each future benefit (cash flow) at an appropriate rate. It is commonly known as discounted cash flow analysis. The yield rate, as used in this context, is a measure of investment return as applied to the series of income streams, including reversion, to discount each to a present value. A discounted cash flow analysis would discount the future net operating income as well as the reversion of the property at the end of the holding period, to present value. Yield capitalization or discounted cash flow is more appropriate for a long term tenant property with income and expenses that vary over the term of the lease and option periods.

Methodology Summary

The subject is lease below market. A market study was made of comparable rental properties in the subject neighborhood or within the market area of the subject property. The study included location, rent, occupancy information, and other descriptive information relating to the comparable properties. The prevailing rate is then compared to the subject to determine the relationship of the subject rate or rates to the prevailing market rate. Please refer to the following page of this analysis for a summary chart.

An important area of analysis in respect to the relationship between the base rent and the total development costs of a given build-to suit property. Discussion with developers the owner of building similar to the subject the base rents levels are closely related to the total cost of the property.

The value estimate using this approach is derived by estimating the market rent of the property, in other words, that income ascribable to a property improved to its highest and best use deducting all pertinent expenses, experienced under competent management, and capitalizing the resulting net income with an appropriate capitalization rate to obtain the present value of the forecasted income stream. This method provides an objective estimate of what a prudent, informed investor would pay for the subject property.

A market study was made of comparable rental properties in the subject neighborhood or within the market area of the subject property. The study included location, rent, occupancy information, and other descriptive information relating to the comparable properties to determine if the subject is being rented at market. Our research indicated that the subject is at market or slightly above market for this type of industrial building. Market rents and expense information has been analyzed for projection of a reasonable stabilized net income. All data supporting this analysis is located in appraiser data base.

In completing the income approach we have employed the traditional method of a stabilized income level and expense. This method shows the best representation of market value under the investor criteria for market condition for purchasing a facility such as the subject.

Contract Rent

According to Ms. Martin the subject has a lease with an option for purchase which expires in one year. This lease is for \$2,500 per month and according to market data this is well below market and will not be considered in the income approach.

POTENTIAL GROSS INCOME

				Sq. Ft.	Rent Per Sq. Ft.
1	Taco Belle	755 South 10th Street	Williamsburg, KY	1,238	\$21.33
2	Wendy's	Trimco Lane	Barbourville, KY	2,945	\$24.74
3	Burger King	1859 Cumberland Falls Hwy	Corbin, KY	2,400	\$37.50
4	Taco Belle	1269 W. Cumberland Gap Pkwy	Corbin, KY	2,124	\$47.55
5	Pizza Hut	102 N. Bradford Lane	Georgetown, KY	4,256	\$26.05
6	Paps Johns	6725 Dixie Hwy	Florence, KY	3,000	\$22.00
		Low	\$21.33		
		Median	\$29.86		
		High	\$47.55		

