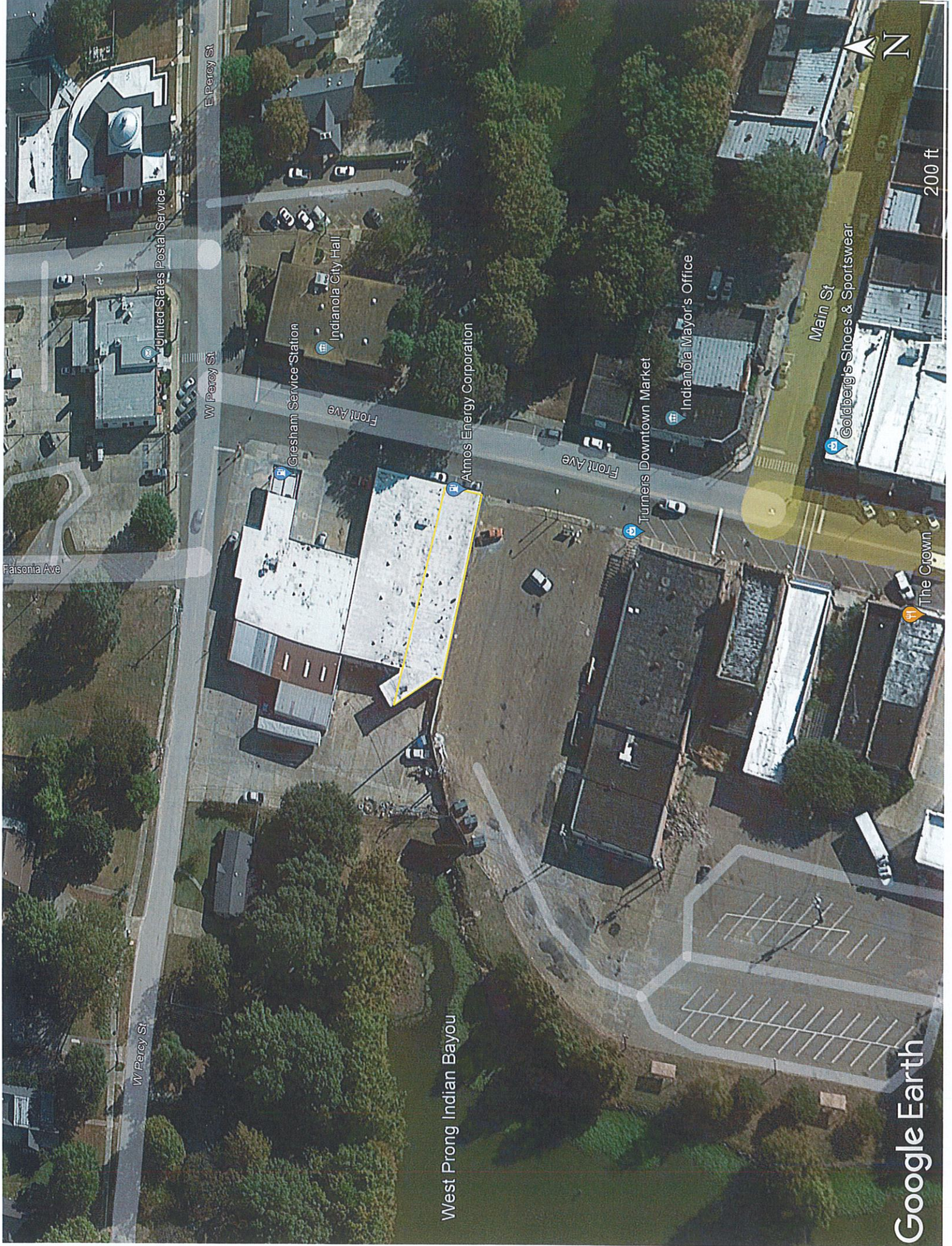


David P. Fisher · (662) 299-8064 · dpfisher 47@yahoo.com

**Delta Health Alliance
Sunflower County, MS**

LOCATION:	100-B Front Street, Indianola, Mississippi
TYPE:	Business. Government Entity
ZONING:	C-3 Commercial
FRONTAGE:	Front Street
PARKING:	Public/Private Rear Parking
SIZE:	3,720 Base square feet
EXTERIOR:	Brick Veneer
INTERIOR:	Drywall
HEATING/COOLING:	Central
APPROX. 2022 TAXES:	\$2,102 Pro-Rated on Base Square Footage, Parcel #119N-31-00-001.00
CURRENT LEASE:	Upon Request
SURROUNDING AREA:	US POST OFFICE,BANK,CHURCH,RETAIL,RESTAURANT GROCERY
OFFERING:	\$188,460

The information contained herein has been collected from sources considered reliable, but we do not guarantee its accuracy and disclaim ny liability for errors and omission.

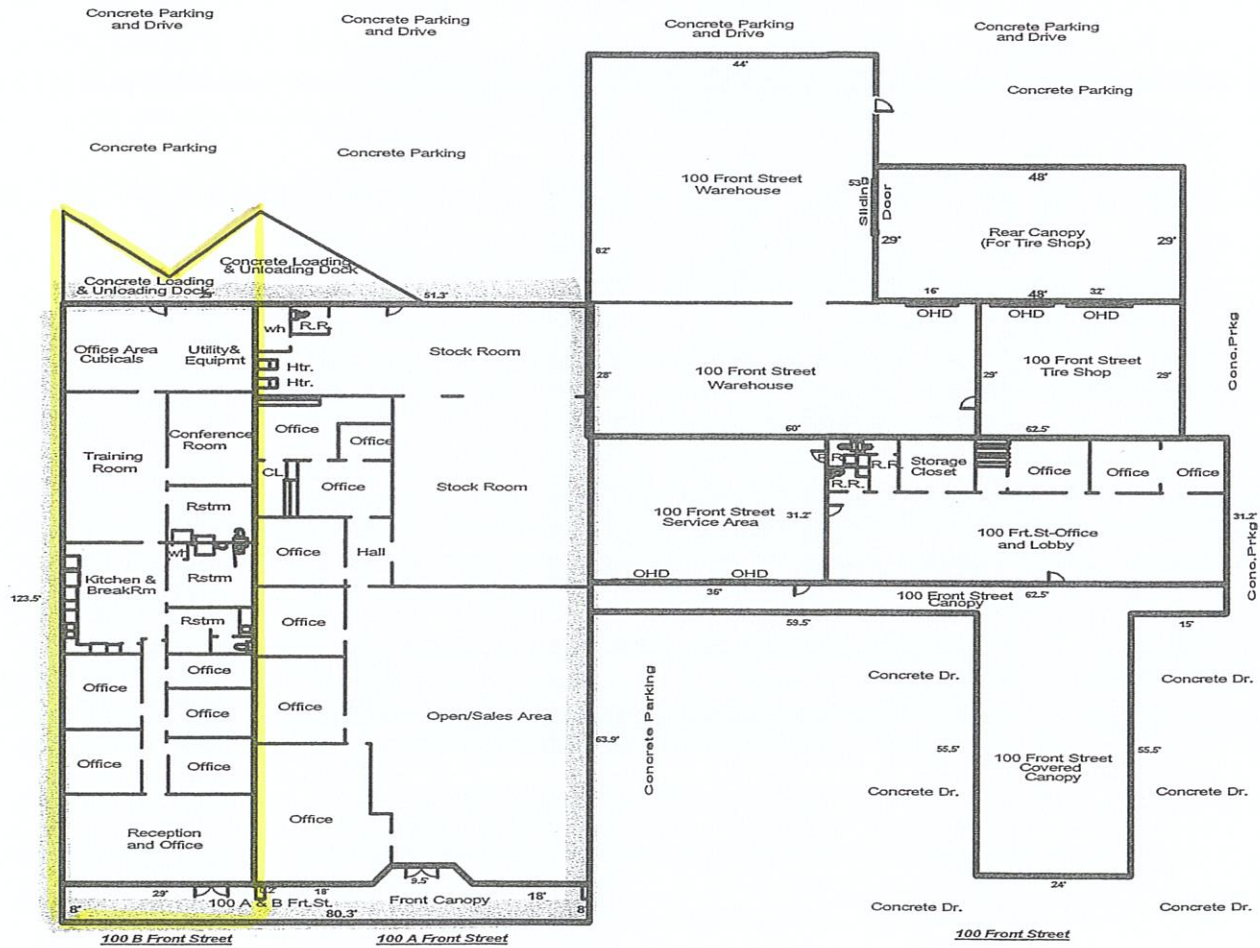


West Prong Indian Bayou

Google Earth

SKETCH ADDENDUM

Intended User Refuel Operating Co
 Property Address 100, 100A & 100B Front Street
 City Indianola County Sunflower State Ms Zip Code 38751
 Client _____



SUMMARY	SQ. FT. AREA	PERIMETER	AREA CALCULATION DETAILS	
Other			100 A Front Street	
100 A & B Frt. Canopy	691	181	51.3 X 28.0 =	1436.4
100 Frt. St. Rr. Canopy	1392	154	51.3 X 31.4 =	1610.8
			51.3 X 0.2 =	10.2
Building Area			51.3 X 60.0 =	3078.0
100 A Front Street	6287	354	19.4 X 3.9 =	75.6
100 B Front Street	3582	305	19.4 X 3.9 =	75.6
100 Front St-Canopy	1943	320	Total	6286.6
100 Front St-Office	1950	187	100 B Front Street	
100 Front St-Service	1123	134	29.0 X 123.5 =	3581.5
100 Front St-Tire	928	122	100 Front St-Canopy	
100 Front St-Warehouse	4072	284	98.5 X 6.2 =	610.7
			24.0 X 55.5 =	1332.0
			Total	1942.7
			100 Front St-Office	
			62.5 X 31.2 =	1950.0
			100 Front St-Service	
			36.0 X 31.2 =	1123.2
			100 Front St-Tire	
			32.0 X 29.0 =	928.0
			100 Front St-Warehouse	
			44.0 X 82.0 =	3608.0
			16.0 X 29.0 =	464.0
			Total	4072.0

Tax Year: 2022
County Name: SUNFLOWER
Name: GRESHAM SERVICE STATIONS, INC
Physical Address: 100 FRONT ST
City: INDIANOLA
State: MS
Mailing Address: PO BOX 690
City: INDIANOLA
State: MS
Zip: 387510000

Parcel Number: 119N-31-00-001.00
Receipt #: 2022-4833-0
Land Owner Name: GRESHAM SERVICE STATIONS, INC
Legal Description: PT LOT 1 & LOT 9 (265X200) - BLK H - ORIGINAL TOWN *
Sec-Twn_Rng: 0-0-0
Acres: .00
Forestry Acres: .00

District: 3122
Land Value: 32,457
Building Value: 359,497
Total Value: 391,954
Millage Rate: .17521
Gross Tax: 10,301.30
True: Assessed:
Homestead Credit Amount: .00

Deed Book: S8
Deed Page: 554
Deed Date: 01-18-1933

Tax Entities:	Mills:	Tax:	Drainage/Special Taxes:	Tax Amount:
COUNTY TAX:	.06439	3,785.75		
CITY TAX:	.05350	3,145.48		
COUNTY SCHOOL TAX:	.05732	3,370.07		
		Interest:		.00
		Publ. Cost:		.00
		Gross Tax Amount:		10,301.30
		LESS Credit:		.00
		PLUS Spl. Tax:		.00
		Forestry Tax:		.00
		NET TAX AMOUNT:		10,301.30
		Penalties/Int.:		.00
TOTAL:	.17521	10,301.30		

Amount Due based on date of: 7/23/2023				Total Amount:
CITY TAXES INCLUDED				
Payment Date:	Taxes:	Special:	Interest:	Fees:
02/10/2023	10,301.30	.00	.00	.00
				Total:
				10,301.30
				REFUEL OPERATING
				Total Amount Collected:
				10,301.30
				TAXES PAID IN FULL

SITE PLAN

Intended User Refuel Operating Co

Property Address 100, 100A & 100B Front Street

City Indianola

County Sunflower

State Ms

Zip Code 38751

Client

